

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2005 Assessment Roll

**Area Name / Number:** Federal Way / 54

**Previous Physical Inspection:** 2004

**Improved Sales:**

Number of Sales: 627

Range of Sale Dates: 1/2003 - 12/2004

**Sales – Improved Valuation Change Summary**

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2004 Value</b>	\$66,000	\$182,700	\$248,700	\$268,300	92.7%	8.47%
<b>2005 Value</b>	\$68,800	\$197,300	\$266,100	\$268,300	99.2%	8.12%
<b>Change</b>	+\$2,800	+\$14,600	+\$17,400		+6.5%	-0.35%
<b>% Change</b>	+4.2%	+8.0%	+7.0%		+7.0%	-4.13%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.35% and -4.13% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2004 Value</b>	\$65,900	\$183,000	\$248,900
<b>2005 Value</b>	\$68,700	\$198,800	\$267,500
<b>Percent Change</b>	+4.2%	+8.6%	+7.5%

Number of one to three unit residences in the Population: 3956

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes located in the new plat of Silverwood (major number 779645) and homes that are in Good or Very Good overall condition required less of an upward adjustment than the overall.

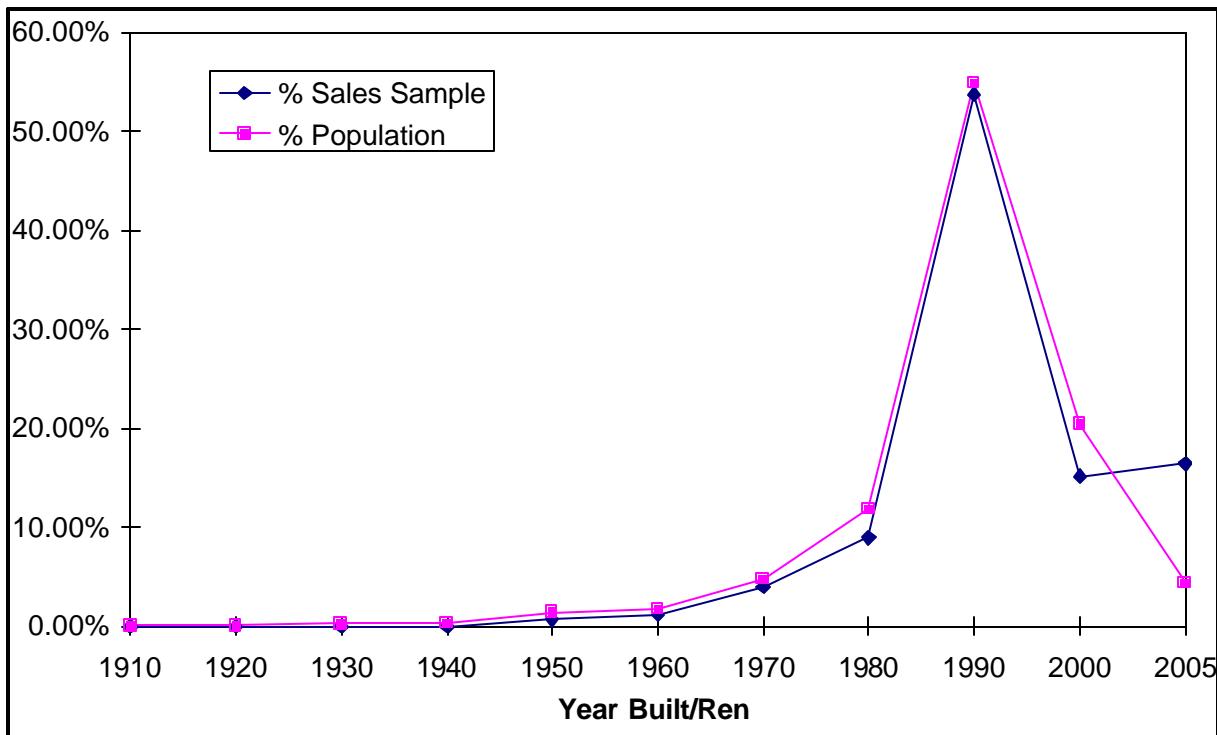
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

### **Sales Sample Representation of Population - Year Built / Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	4	0.64%
1960	7	1.12%
1970	25	3.99%
1980	56	8.93%
1990	337	53.75%
2000	95	15.15%
2005	103	16.43%
	627	

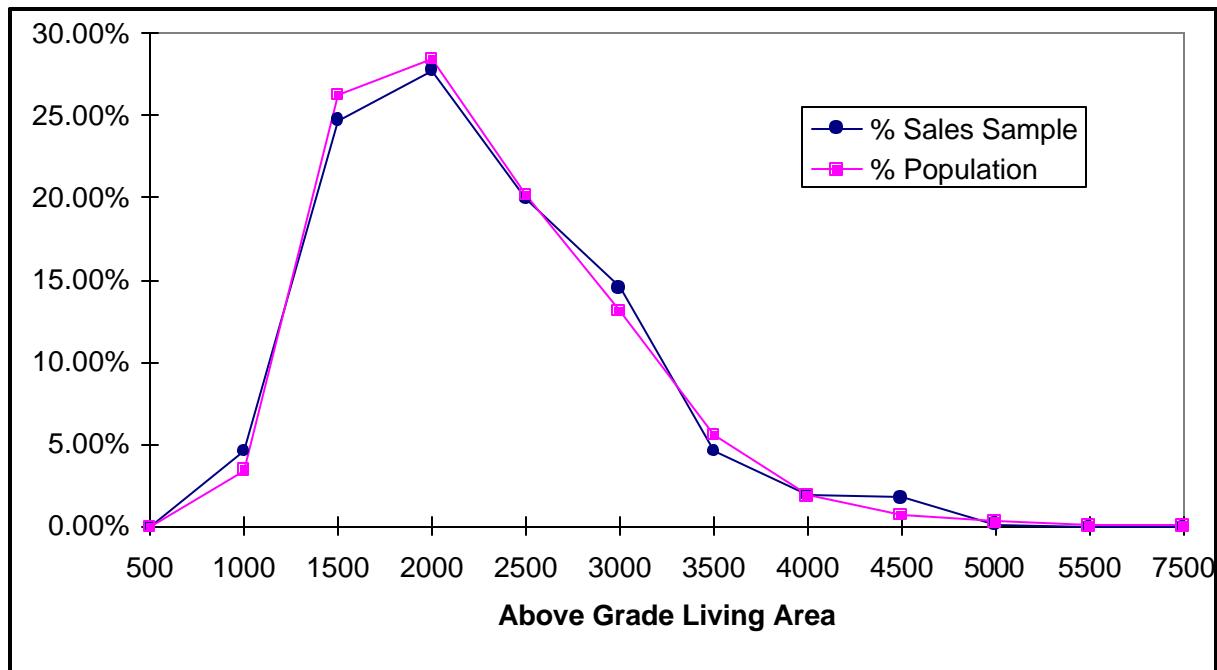
<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	3	0.08%
1920	3	0.08%
1930	9	0.23%
1940	12	0.30%
1950	54	1.37%
1960	68	1.72%
1970	188	4.75%
1980	469	11.86%
1990	2171	54.88%
2000	807	20.40%
2005	172	4.35%
	3956	



Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

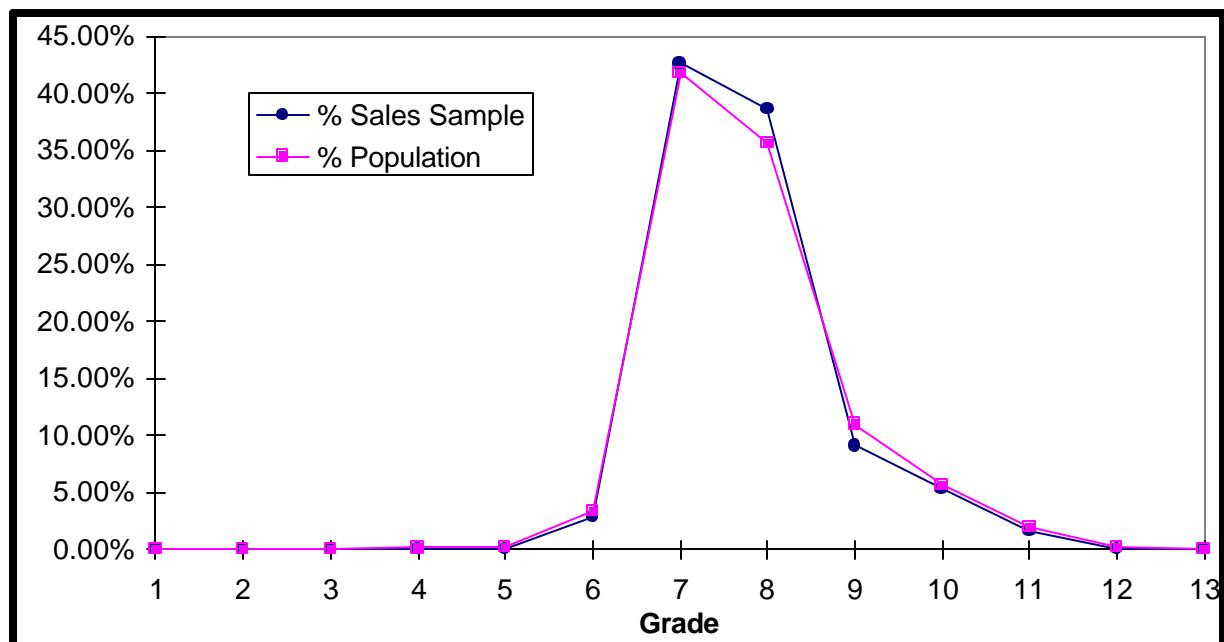
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	0	0.00%
1000	29	4.63%	1000	136	3.44%
1500	155	24.72%	1500	1040	26.29%
2000	174	27.75%	2000	1125	28.44%
2500	125	19.94%	2500	798	20.17%
3000	91	14.51%	3000	520	13.14%
3500	29	4.63%	3500	219	5.54%
4000	12	1.91%	4000	74	1.87%
4500	11	1.75%	4500	28	0.71%
5000	1	0.16%	5000	12	0.30%
5500	0	0.00%	5500	2	0.05%
7500	0	0.00%	7500	2	0.05%
	627			3956	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

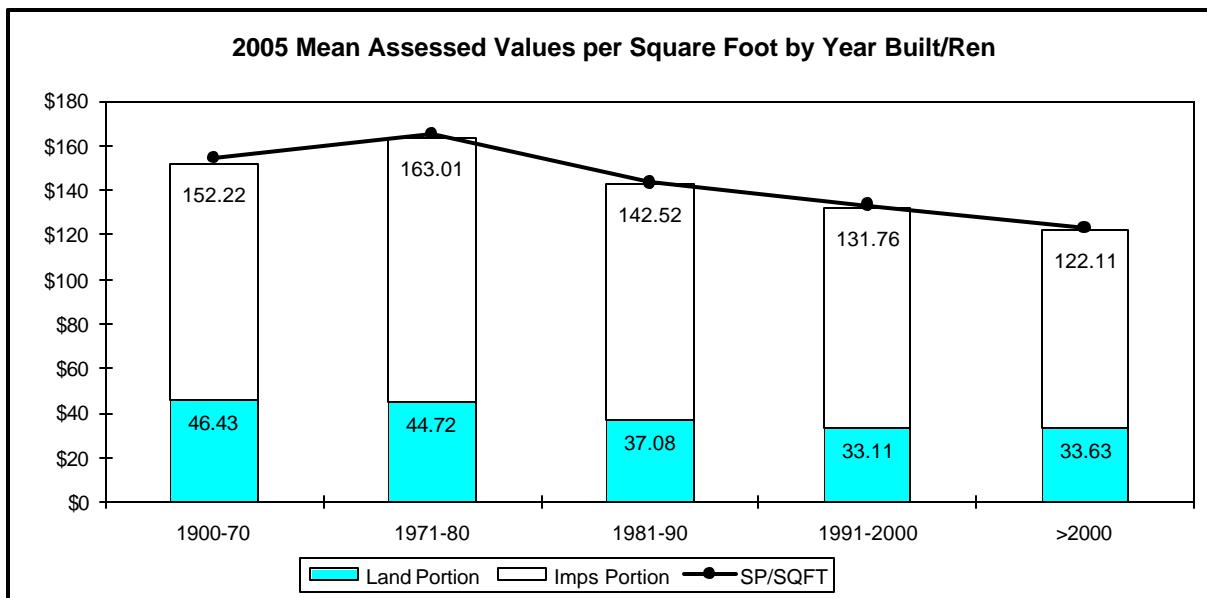
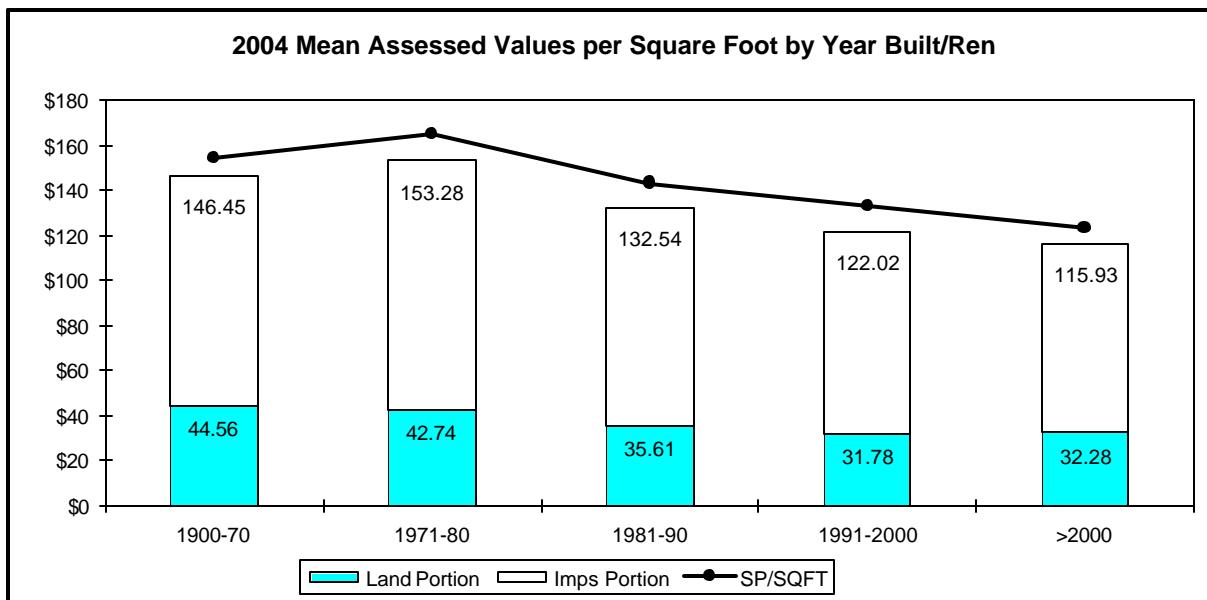
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	6	0.15%
5	0	0.00%	5	10	0.25%
6	18	2.87%	6	134	3.39%
7	267	42.58%	7	1651	41.73%
8	242	38.60%	8	1412	35.69%
9	57	9.09%	9	434	10.97%
10	33	5.26%	10	225	5.69%
11	10	1.59%	11	76	1.92%
12	0	0.00%	12	7	0.18%
13	0	0.00%	13	1	0.03%
	627			3956	



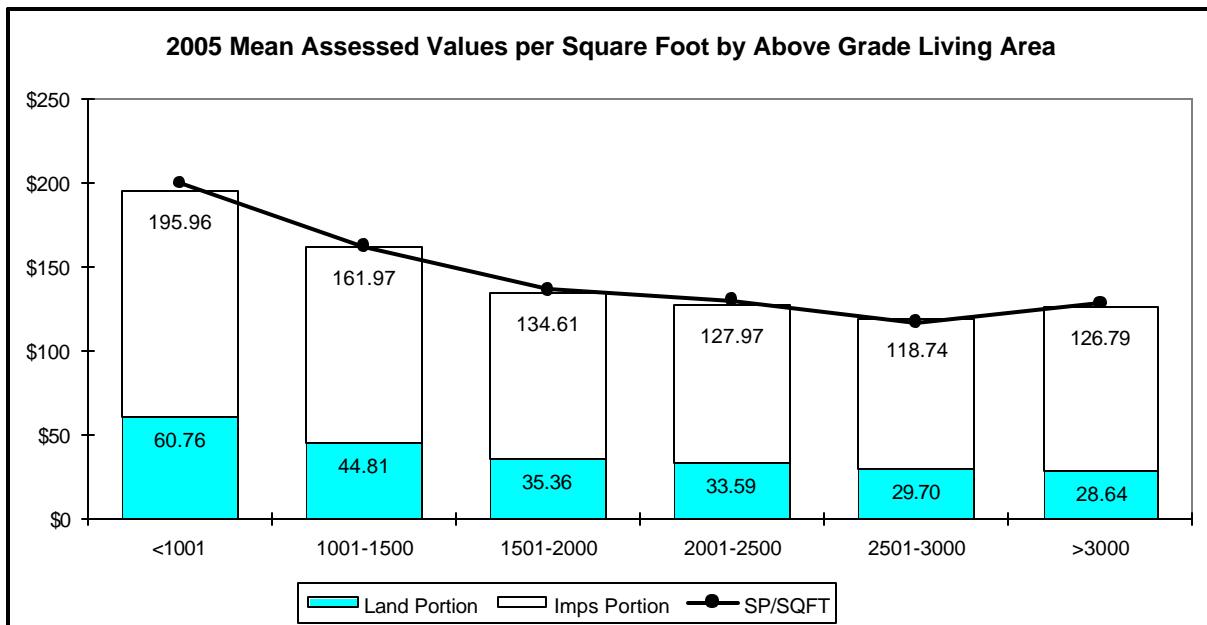
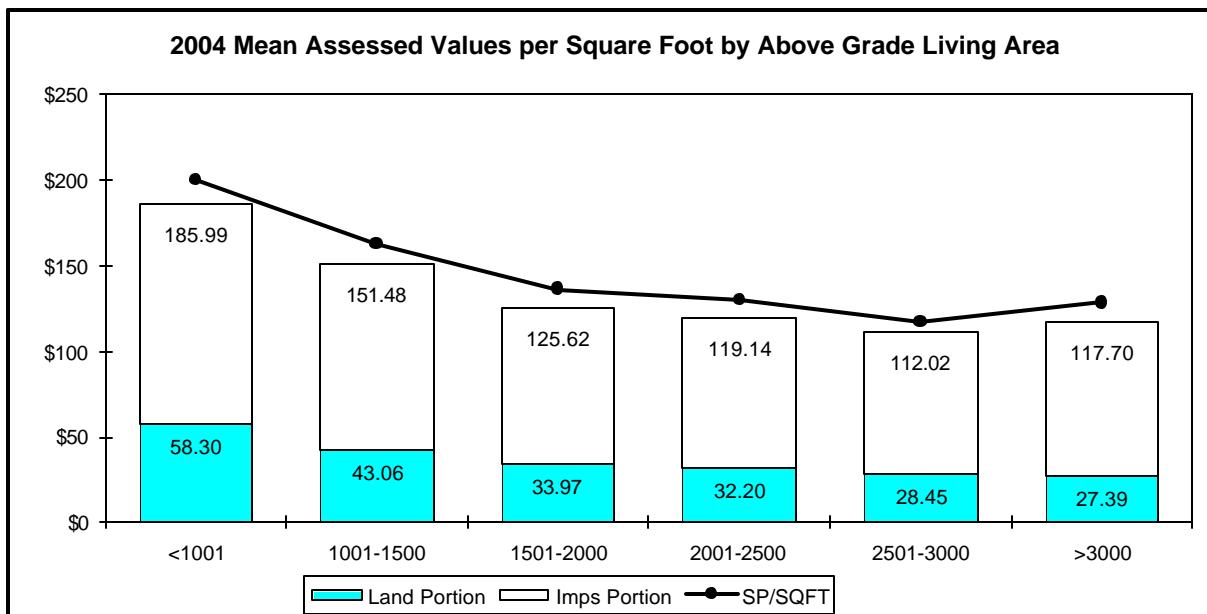
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values  
By Year Built / Renovated**



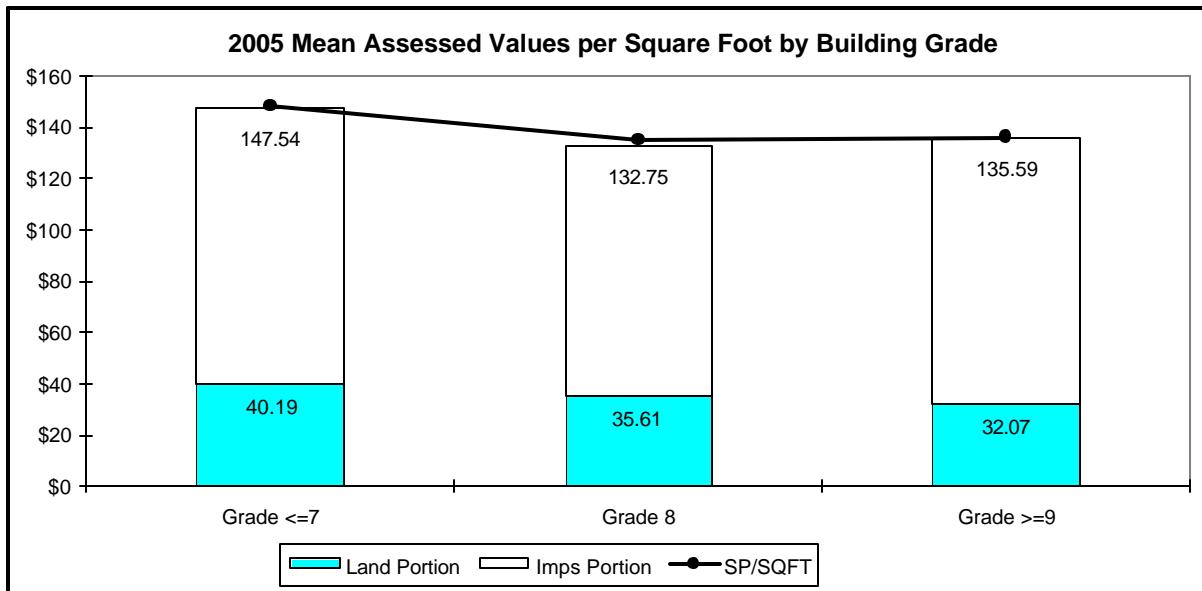
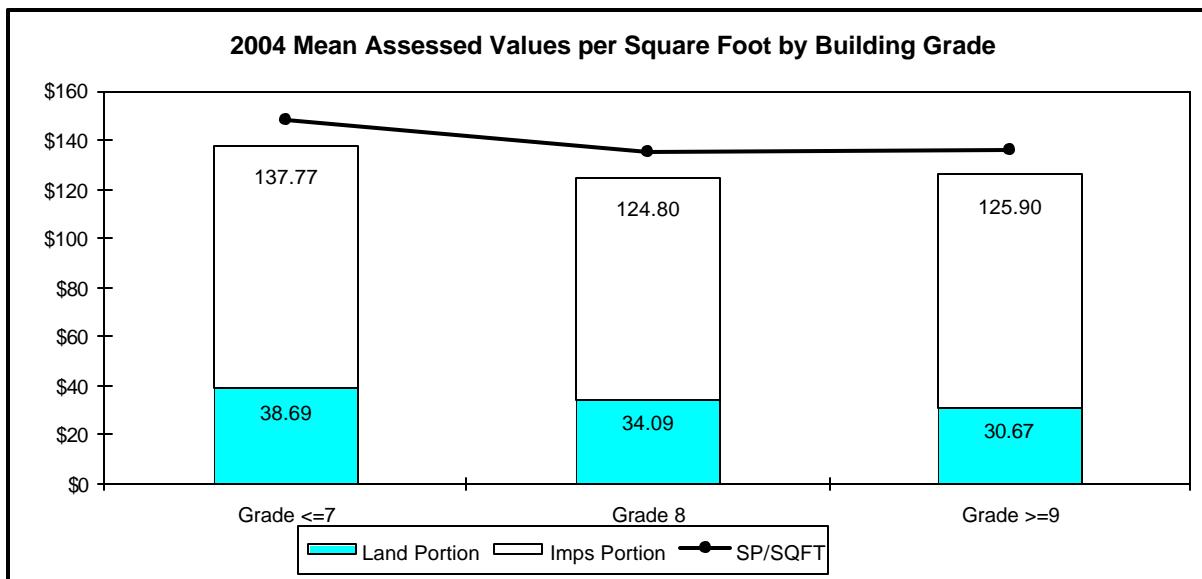
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values  
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

### ***Land update***

Based on the 21 usable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 4.2% increase in land assessments in the area for the 2005 Assessment Year. The formula is:

$$2005 \text{ Land Value} = 2004 \text{ Land Value} \times 1.05, \text{ with the result rounded down to the next } \$1,000.$$

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 627 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes located in the new plat of Silverwood (major number 779645) and homes that are in Good or Very Good overall condition required less of an upward adjustment than the overall.

The derived adjustment formula is:

$$2005 \text{ Total Value} = 2004 \text{ Total Value} / .9231419 + 6.993636E-02 * \text{Silverwood} + 5.403365E-02 * \text{Good/VeryGood}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2005 Land Value + Previous Improvement Value \* 1.08)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2005 Land Value + Previous Improvement Value \* 1.00).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*If residential properties exist on commercially zoned land, there is no change from previous value. (2005 total value = 2004 total value)**

### ***Mobile Home Update***

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2005 \text{ Total Value} = 2005 \text{ Land Value} + \text{Previous Improvement Value} * 1.08, \text{ with results rounded down to the next } \$1,000$$

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 54 Annual Update Model Adjustments

**2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### **Overall (if no other adjustments apply)**

8.33%	
<b>Silverwood</b>	
<b>779645</b>	<b>Yes</b>
% Adjustment	-7.63%
<b>Good/Very Good Condition</b>	<b>Yes</b>
% Adjustment	-5.99%

### **Comments**

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance a parcel in the plat of Silverwood (779645) would receive approximately a .7% upward adjustment (8.33% -7.63%). 70 parcels would receive this adjustment. There are 40 sales of properties in Silverwood.

Parcels in good or very good condition would receive approximately a 2.34% upward adjustment. (8.33 - 5.99). 344 parcels would receive this adjustment. There are 69 sales of properties in good or very good condition.

90% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone. There are no properties that receive multiple adjustments.

### Area 54 Summary of Neighborhood Plat Variables

<b>Plat Number</b>	<b>Plat Name</b>	<b># Sales</b>	<b># Pop</b>	<b>% of Pop</b>	<b>QSTR</b>	<b>Sub</b>	<b>Range of Building Grades</b>	<b>Range of Year Built</b>	<b>Nearest Major Roadway</b>
779645	Silverwood	40	70	57%	SW-30-21-04	21	8	2003	9 <sup>th</sup> Ct SW and SW 361st St

## Area 54 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.992

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=7	285	0.929	0.996	7.2%	0.987	1.005
8	242	0.926	0.985	6.3%	0.975	0.995
>=9	100	0.925	0.996	7.7%	0.979	1.014
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1970	36	0.956	0.996	4.2%	0.961	1.030
1971-1980	56	0.922	0.980	6.4%	0.955	1.006
1981-1990	337	0.924	0.994	7.6%	0.985	1.003
1991-2000	95	0.917	0.989	7.9%	0.973	1.005
>2000	103	0.940	0.992	5.5%	0.980	1.004
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair/Average	558	0.922	0.992	7.6%	0.985	0.998
Good/Very Good	69	0.971	0.992	2.1%	0.972	1.012
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	224	0.920	0.981	6.6%	0.970	0.993
1.5	8	0.915	0.982	7.3%	0.916	1.047
2	395	0.930	0.996	7.2%	0.989	1.004

## Area 54 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.992

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

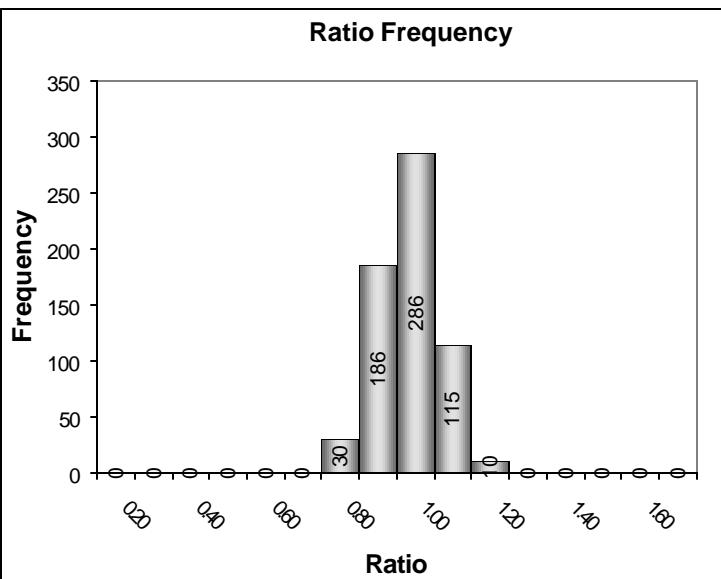
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<1001	29	0.927	0.977	5.4%	0.945	1.010
1001-1500	155	0.931	0.996	6.9%	0.983	1.010
1501-2000	174	0.921	0.987	7.2%	0.975	0.998
2001-2500	125	0.915	0.983	7.4%	0.969	0.997
2501-3000	91	0.956	1.014	6.0%	0.998	1.029
>3000	53	0.914	0.985	7.7%	0.962	1.009
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	625	0.927	0.992	7.0%	0.986	0.998
Yes	2	0.864	0.935	8.3%	-0.286	2.157
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
18	341	0.921	0.990	7.5%	0.982	0.999
21	286	0.934	0.994	6.3%	0.984	1.003
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
3000-8000	336	0.928	0.991	6.8%	0.983	1.000
8001-12000	214	0.919	0.984	7.1%	0.973	0.995
>12000	77	0.938	1.008	7.4%	0.985	1.030
Sliverwood 779645	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	587	0.923	0.992	7.5%	0.985	0.998
Yes	40	0.989	0.993	0.4%	0.974	1.013

# Annual Update Ratio Study Report (Before)

## 2004 Assessments

<b>District/Team:</b> Southwest District/Team II	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 6/7/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> <b>Federal Way</b>	<b>Appr ID:</b> KSCH	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 627			
<b>Mean Assessed Value</b>	248,700		
<b>Mean Sales Price</b>	268,300		
<b>Standard Deviation AV</b>	73,971		
<b>Standard Deviation SP</b>	83,617		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.934		
<b>Median Ratio</b>	0.937		
<b>Weighted Mean Ratio</b>	0.927		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.717		
<b>Highest ratio:</b>	1.161		
<b>Coefficient of Dispersion</b>	6.90%		
<b>Standard Deviation</b>	0.079		
<b>Coefficient of Variation</b>	8.47%		
<b>Price Related Differential (PRD)</b>	1.007		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.927		
<i>Upper limit</i>	0.946		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.927		
<i>Upper limit</i>	0.940		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	3956		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.079		
<b>Recommended minimum:</b>	10		
<b>Actual sample size:</b>	627		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	306		
# ratios above mean:	321		
<i>Z:</i>	0.599		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



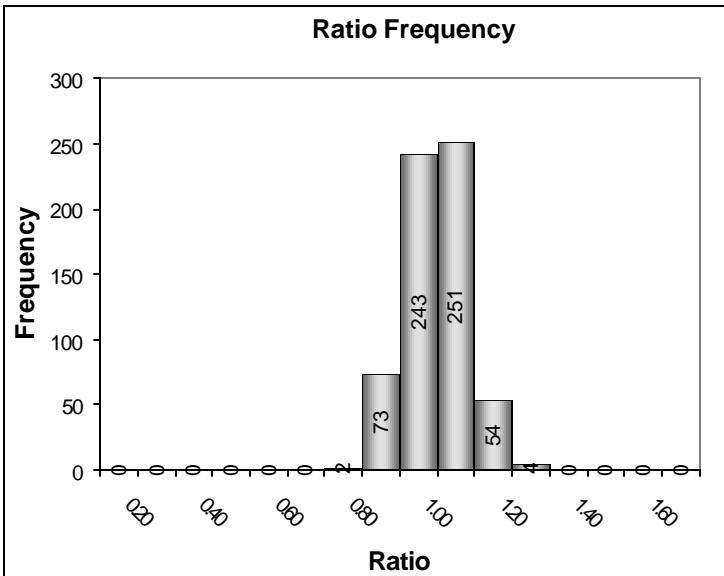
### COMMENTS:

1 to 3 Unit Residences throughout area 54

# Annual Update Ratio Study Report (After)

## 2005 Assessments

<b>District/Team:</b> Southwest District/Team II	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 6/7/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> <b>Federal Way</b>	<b>Appr ID:</b> KSCH	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 627			
<b>Mean Assessed Value</b>	266,100		
<b>Mean Sales Price</b>	268,300		
<b>Standard Deviation AV</b>	80,072		
<b>Standard Deviation SP</b>	83,617		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.998		
<b>Median Ratio</b>	1.000		
<b>Weighted Mean Ratio</b>	0.992		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.775		
<b>Highest ratio:</b>	1.232		
<b>Coefficient of Dispersion</b>	6.57%		
<b>Standard Deviation</b>	0.081		
<b>Coefficient of Variation</b>	8.12%		
<b>Price Related Differential (PRD)</b>	1.006		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.988		
Upper limit	1.009		
<b>95% Confidence: Mean</b>			
Lower limit	0.992		
Upper limit	1.004		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	3956		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.081		
<b>Recommended minimum:</b>	10		
<b>Actual sample size:</b>	627		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	308		
# ratios above mean:	319		
Z:	0.439		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 54

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	010450	0230	8/20/04	\$197,500	860	0	7	1981	3	7432	N	N	32313 16TH AV SW
018	010450	0330	2/20/04	\$188,500	870	450	7	1981	3	8577	N	N	32219 16TH PL SW
018	010451	0190	8/21/03	\$186,300	900	640	7	1984	3	7210	N	N	32218 13TH PL SW
018	010450	0640	6/24/03	\$167,450	960	0	7	1981	3	8106	N	N	1445 SW 320TH PL
018	010450	0160	1/13/04	\$173,500	1050	0	7	1983	3	7484	N	N	1328 SW 323RD ST
018	010450	1010	6/23/03	\$180,000	1050	0	7	1983	4	7210	N	N	32231 14TH AV SW
018	010453	0580	3/24/04	\$187,000	1070	0	7	1987	3	5558	N	N	32617 16TH CT SW
018	010450	0700	12/17/03	\$166,950	1070	0	7	1981	3	9501	N	N	1515 SW 320TH CT
018	010453	0310	6/7/04	\$192,000	1100	0	7	1987	3	8192	N	N	1717 SW 326TH CT
018	010450	1050	5/29/04	\$202,950	1130	0	7	1983	3	8012	N	N	32211 14TH AV SW
018	010450	0510	7/22/04	\$210,000	1130	390	7	1984	3	8400	N	N	1426 SW 320TH PL
018	010450	0150	12/18/03	\$206,000	1130	390	7	1983	3	9112	N	N	32240 14TH AV SW
018	010451	0350	3/23/04	\$210,000	1140	360	7	1984	3	7210	N	N	32212 12TH PL SW
018	010454	0840	4/10/03	\$184,000	1140	320	7	1986	3	5818	N	N	32335 18TH AV SW
018	010451	0440	9/30/03	\$209,000	1150	350	7	1984	3	7615	N	N	32110 12TH PL SW
018	010452	0030	12/23/03	\$198,000	1150	300	7	1983	3	9673	N	N	1611 SW 325TH PL
018	010450	0610	11/9/04	\$190,000	1170	0	7	1983	3	7210	N	N	1427 SW 320TH PL
018	010453	0370	7/3/04	\$203,000	1180	0	7	1987	3	6035	N	N	32700 17TH AV SW
018	742800	0320	8/26/03	\$193,000	1180	360	7	1988	3	6113	N	N	1822 SW 347TH PL
018	010451	0340	3/26/03	\$189,950	1180	300	7	1986	3	7210	N	N	32216 12TH PL SW
018	742800	0390	7/28/03	\$185,000	1180	360	7	1988	3	7252	N	N	2002 SW 347TH PL
018	010454	0160	1/21/04	\$222,500	1220	400	7	1987	3	5737	N	N	32314 18TH AV SW
018	010451	0510	7/18/03	\$171,500	1230	0	7	1983	3	7210	N	N	32121 12TH PL SW
018	010451	0560	6/2/04	\$191,000	1250	0	7	1984	3	7210	N	N	32118 13TH PL SW
018	010451	0490	6/26/03	\$181,000	1250	0	7	1983	3	11447	N	N	32113 12TH PL SW
018	742800	0160	6/23/04	\$228,500	1280	430	7	1988	3	7447	N	N	1725 SW 347TH PL
018	666491	0030	9/1/04	\$209,950	1290	0	7	1991	3	8773	N	N	34406 14TH WY SW
018	132140	0390	7/6/04	\$219,995	1330	0	7	1995	3	9557	N	N	637 S 331ST PL
018	666491	0380	5/21/03	\$226,900	1330	560	7	1992	3	8025	N	N	34412 15TH CT SW
018	742800	0200	3/20/03	\$189,000	1330	0	7	1989	3	7521	N	N	1703 SW 347TH PL
018	010450	0890	1/9/04	\$177,000	1340	0	7	1981	3	7334	N	N	1501 SW 321ST ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	010452	0290	2/13/03	\$179,950	1340	0	7	1983	3	9516	N	N	1606 SW 325TH PL
018	010450	0190	2/10/04	\$249,950	1370	600	7	1983	3	8680	N	N	1333 SW 323RD ST
018	132140	0610	6/25/03	\$210,000	1380	0	7	1996	3	10562	N	N	315 S 331ST PL
018	132140	0740	9/17/03	\$190,000	1380	0	7	1996	3	6225	N	N	214 S 330TH PL
018	132140	0570	2/6/03	\$190,200	1380	0	7	1996	3	7200	N	N	324 S 331ST PL
018	010454	0010	12/17/03	\$218,000	1390	0	7	1987	3	6455	N	N	32428 18TH AV SW
018	010454	0760	7/20/04	\$223,000	1400	0	7	1987	3	6588	N	N	1913 SW 323RD ST
018	010454	0340	5/28/03	\$198,000	1400	0	7	1987	3	6213	N	N	1904 SW 323RD ST
018	010450	0420	5/28/03	\$203,500	1400	0	7	1981	4	9445	N	N	32033 16TH PL SW
018	010453	0100	5/23/03	\$187,179	1410	0	7	1986	3	6615	N	N	2006 SW 325TH PL
018	010455	0120	9/15/04	\$220,000	1420	0	7	1988	3	9223	N	N	32904 17TH AV SW
018	010453	0320	8/2/04	\$212,000	1430	0	7	1986	3	7080	N	N	1709 SW 326TH CT
018	010453	0150	12/1/04	\$218,750	1440	0	7	1987	3	6695	N	N	1913 SW 325TH PL
018	010450	0840	9/15/03	\$181,368	1440	0	7	1983	3	8638	N	N	1518 SW 321ST ST
018	666491	0320	5/10/04	\$219,000	1450	0	7	1992	3	6799	N	N	1433 SW 344TH PL
018	010450	0450	11/12/04	\$203,000	1450	0	7	1981	4	9367	N	N	1514 SW 320TH PL
018	010454	0540	2/6/04	\$213,000	1460	0	7	1986	3	7276	N	N	1831 SW 324TH ST
018	010456	0200	4/22/03	\$250,000	1470	610	7	1989	3	8850	N	N	32822 20TH AV SW
018	010454	0790	2/11/03	\$192,500	1480	0	7	1987	3	5939	N	N	1825 SW 323RD ST
018	010455	0390	10/19/04	\$229,000	1490	0	7	1989	3	6300	N	N	1908 SW 326TH ST
018	742800	0060	7/28/03	\$217,000	1490	480	7	1988	3	6512	N	N	1913 SW 347TH PL
018	742800	0330	3/24/03	\$211,000	1490	480	7	1988	3	6078	N	N	1826 SW 347TH PL
018	010456	0480	1/22/03	\$219,950	1490	520	7	1990	3	7320	N	N	32713 20TH AV SW
018	010455	0390	7/15/03	\$190,000	1490	0	7	1989	3	6300	N	N	1908 SW 326TH ST
018	010450	0060	12/20/04	\$225,000	1500	0	7	1983	3	9398	N	N	1328 SW 322ND CT
018	742800	0040	8/24/04	\$240,000	1510	0	7	1988	3	7622	N	N	2003 SW 347TH PL
018	666491	0330	12/20/04	\$250,000	1510	0	7	1992	3	6087	N	N	34413 15TH CT SW
018	010451	0370	3/23/04	\$221,990	1520	0	7	1984	3	8107	N	N	32204 12TH PL SW
018	010454	0310	6/5/03	\$215,000	1540	560	7	1986	3	6180	N	N	1816 SW 323RD ST
018	010450	0830	4/8/04	\$178,000	1570	0	7	1981	4	8084	N	N	1606 SW 322ND ST
018	010452	0320	4/9/04	\$199,000	1590	0	7	1985	3	7210	N	N	1704 SW 325TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	010453	0070	12/9/04	\$230,000	1600	0	7	1985	3	6720	N	N	1912 SW 325TH PL
018	010455	0540	12/12/03	\$235,000	1610	0	7	1989	4	6650	N	N	32706 19TH AV SW
018	666490	0140	6/16/04	\$240,000	1620	0	7	1990	3	6015	N	N	34647 14TH PL SW
018	666491	0080	6/8/04	\$235,850	1620	0	7	1991	3	6000	N	N	1420 SW 344TH PL
018	010453	0090	10/22/03	\$215,000	1640	0	7	1987	3	6615	N	N	1928 SW 325TH PL
018	010452	0150	4/25/03	\$198,000	1640	0	7	1984	4	8377	N	N	32424 16TH AV SW
018	666490	0260	8/10/03	\$217,000	1650	0	7	1990	3	6000	N	N	1325 SW 347TH PL
018	010454	0640	5/17/04	\$189,950	1670	0	7	1987	3	6031	N	N	32332 19TH CT SW
018	010451	0390	4/28/03	\$195,000	1680	0	7	1986	3	7210	N	N	32130 12TH PL SW
018	010450	0470	3/24/03	\$191,000	1680	0	7	1984	4	8400	N	N	1450 SW 320TH PL
018	010451	0420	10/4/04	\$231,500	1700	0	7	1984	3	7210	N	N	32118 12TH PL SW
018	132140	0260	3/25/04	\$238,000	1710	0	7	1995	3	6600	N	N	610 S 328TH PL
018	132140	0560	11/3/03	\$225,000	1710	0	7	1995	3	7200	N	N	330 S 331ST PL
018	132140	0490	2/11/03	\$220,000	1710	0	7	1995	3	7200	N	N	516 S 331ST PL
018	132140	0430	10/16/03	\$218,830	1710	0	7	1995	3	7237	N	N	626 S 331ST PL
018	132140	0720	9/23/04	\$247,500	1720	0	7	1996	3	6158	N	N	226 S 330TH PL
018	132140	0930	8/21/03	\$223,500	1720	0	7	1996	3	6492	N	N	405 S 331ST PL
018	010453	0230	11/12/04	\$245,000	1730	0	7	1986	3	5665	N	N	1708 SW 326TH CT
018	132140	0450	9/28/04	\$225,000	1730	0	7	1995	3	7200	N	N	614 S 331ST PL
018	132140	0920	9/9/03	\$224,000	1730	0	7	1996	3	7901	N	N	411 S 331ST PL
018	010456	0150	10/18/04	\$268,950	1740	510	7	1990	3	7002	N	N	1909 SW 328TH CT
018	010456	0340	1/16/04	\$265,000	1740	580	7	1990	3	7121	N	N	32524 20TH CT SW
018	666490	0530	2/20/04	\$225,000	1740	0	7	1990	3	5500	N	N	1217 SW 346TH ST
018	010455	0520	9/9/03	\$215,000	1750	0	7	1988	3	6397	N	N	32718 19TH AV SW
018	666491	0400	3/12/04	\$247,450	1770	0	7	1992	3	5952	N	N	1411 SW 344TH PL
018	010452	0310	9/1/04	\$241,000	1780	0	7	1985	3	7224	N	N	1622 SW 325TH PL
018	010452	0310	9/17/03	\$195,000	1780	0	7	1985	3	7224	N	N	1622 SW 325TH PL
018	010454	0210	5/19/04	\$260,000	1850	0	7	1986	3	6500	N	N	1705 SW 323RD ST
018	010453	0110	2/26/03	\$197,500	1850	0	7	1986	3	6676	N	N	2014 SW 325TH PL
018	666490	0380	9/3/04	\$247,000	1870	0	7	1992	3	5942	N	N	1203 SW 347TH PL
018	666490	0110	5/3/04	\$223,500	1870	0	7	1990	3	6000	N	N	34629 14TH PL SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	010456	0060	6/15/04	\$256,000	1910	0	7	1991	3	6392	N	N	32836 19TH AV SW
018	666490	0300	7/23/03	\$243,000	1930	0	7	1992	3	6995	N	N	1301 SW 347TH PL
018	010455	0400	12/4/03	\$240,000	1940	0	7	1989	3	6865	N	N	32605 19TH PL SW
018	666490	0520	12/22/03	\$218,950	1940	0	7	1990	3	5466	N	N	34604 14TH PL SW
018	666490	0390	10/5/04	\$259,000	1970	0	7	1992	3	6535	N	N	1207 SW 347TH PL
018	010455	0130	8/27/03	\$240,000	1970	0	7	1989	3	6489	N	N	32912 16TH PL SW
018	010455	0260	7/20/04	\$248,000	1990	0	7	1989	3	6247	N	N	32719 17TH AV SW
018	010455	0580	3/6/03	\$232,000	1990	0	7	1989	3	6671	N	N	32819 17TH AV SW
018	010455	0290	9/18/03	\$225,000	1990	0	7	1989	3	7000	N	N	32704 18TH PL SW
018	010456	0070	4/21/03	\$229,950	1990	0	7	1991	3	6300	N	N	32830 19TH AV SW
018	010454	0450	2/10/04	\$233,500	2020	0	7	1987	3	7199	N	N	32345 20TH PL SW
018	010456	0370	2/14/03	\$219,000	2040	0	7	1990	3	7084	N	N	32512 20TH CT SW
018	010455	0630	5/27/04	\$268,000	2060	0	7	1989	3	6730	N	N	32849 17TH AV SW
018	132140	0640	6/18/04	\$290,000	2230	0	7	1996	3	7673	N	N	33021 4TH PL S
018	132140	0800	3/25/04	\$285,000	2230	0	7	1995	3	10087	N	N	403 S 330TH PL
018	132140	0300	1/27/03	\$240,000	2260	0	7	1995	3	7580	N	N	32806 6TH PL S
018	926492	1090	4/21/03	\$259,950	2320	0	7	1983	4	10285	N	N	32328 8TH AV SW
018	010456	0170	9/10/04	\$285,950	2370	0	7	1989	3	7578	N	N	1902 SW 329TH PL
018	010456	0030	8/23/04	\$280,000	2370	0	7	1989	3	6735	N	N	32854 19TH AV SW
018	010456	0230	9/23/03	\$264,950	2370	0	7	1989	3	6180	N	N	32804 20TH AV SW
018	010456	0330	6/15/04	\$272,000	2450	0	7	1990	3	7655	N	N	32622 20TH AV SW
018	276230	0010	3/4/03	\$185,000	760	800	8	1976	3	9600	N	N	34722 4TH PL S
018	276230	0110	2/25/04	\$210,000	770	840	8	1976	4	9600	N	N	34617 4TH PL S
018	276230	0050	8/22/03	\$194,000	840	840	8	1976	3	10500	N	N	34624 4TH PL S
018	926493	0060	1/6/04	\$225,000	1070	420	8	1986	3	8207	N	N	32032 11TH AV SW
018	926490	2070	8/25/03	\$207,000	1270	530	8	1978	4	7000	N	N	510 SW 326TH ST
018	926490	0860	6/21/04	\$244,950	1300	540	8	1979	3	9000	N	N	513 SW 324TH ST
018	010457	0230	2/17/04	\$205,950	1300	0	8	1992	3	6273	N	N	1623 SW 331ST PL
018	926490	1130	8/26/03	\$221,000	1300	600	8	1983	3	7600	N	N	513 SW 321ST ST
018	926490	0650	6/10/04	\$284,000	1310	880	8	1979	3	9900	N	N	614 SW 321ST ST
018	926492	0490	5/11/04	\$240,000	1310	360	8	1986	3	8225	N	N	32206 8TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	926490	0160	5/7/03	\$224,000	1320	860	8	1978	3	7910	N	N	32120 2ND AV SW
018	926490	1670	8/4/04	\$247,000	1330	330	8	1978	3	8190	N	N	32317 2ND AV SW
018	926490	1390	3/3/03	\$255,000	1330	220	8	1978	4	8025	N	N	32206 3RD AV SW
018	926490	0880	5/9/03	\$195,000	1330	460	8	1979	3	7490	N	N	523 SW 324TH ST
018	926490	2210	1/20/03	\$262,950	1340	1190	8	1984	4	7700	N	N	32521 6TH AV SW
018	926490	1050	12/9/03	\$255,000	1350	1040	8	1979	4	7000	N	N	407 SW 322ND ST
018	926490	0370	11/15/04	\$271,500	1380	680	8	1983	3	15600	N	N	32021 4TH AV SW
018	926493	0960	6/8/04	\$269,000	1410	500	8	1988	4	21019	N	N	1120 SW 320TH PL
018	926490	1280	4/6/04	\$249,950	1430	710	8	1979	4	7770	N	N	300 SW 322ND ST
018	926490	1180	12/28/04	\$271,950	1440	600	8	1979	3	7420	N	N	403 SW 321ST ST
018	926490	0410	7/12/04	\$269,000	1440	500	8	1979	3	11000	N	N	32026 5TH AV SW
018	132190	0160	5/7/04	\$232,000	1460	0	8	1994	3	6954	N	N	32418 7TH AV SW
018	926491	0040	4/1/03	\$255,000	1460	500	8	1981	4	7384	N	N	32706 6TH AV SW
018	926493	0760	12/5/03	\$250,000	1480	730	8	1986	3	10952	N	N	1135 SW 322ND ST
018	926492	0080	9/23/04	\$310,000	1500	1400	8	1986	3	8120	N	N	32232 7TH AV SW
018	010457	0340	10/23/03	\$230,000	1500	0	8	1994	3	7773	N	N	33014 16TH PL SW
018	010457	0380	10/8/03	\$225,100	1500	0	8	1994	3	6489	N	N	32918 16TH PL SW
018	926493	0370	9/3/04	\$313,000	1530	570	8	1986	3	8496	N	N	1071 SW 325TH CT
018	926491	0970	11/24/04	\$269,750	1530	580	8	1980	3	7350	N	N	329 SW 327TH PL
018	926491	0920	9/27/04	\$254,950	1530	0	8	1980	3	7350	N	N	501 SW 327TH PL
018	926490	2090	6/4/04	\$265,000	1560	770	8	1978	3	7840	N	N	502 SW 326TH ST
018	926491	0130	3/16/04	\$267,000	1560	600	8	1980	4	8400	N	N	32714 5TH AV SW
018	926490	1640	11/26/03	\$239,950	1560	620	8	1978	3	8120	N	N	208 SW 324TH CT
018	926490	1720	8/18/04	\$252,900	1570	0	8	1978	3	7350	N	N	32223 2ND AV SW
018	926491	1110	10/8/03	\$200,000	1570	420	8	1979	3	8160	N	N	402 SW 329TH ST
018	926492	1010	4/13/04	\$241,000	1580	0	8	1983	3	7000	N	N	32532 8TH AV SW
018	926491	1150	5/10/03	\$249,000	1580	550	8	1979	3	7140	N	N	508 SW 329TH ST
018	926490	1190	5/27/04	\$234,100	1590	0	8	1979	3	8400	N	N	325 SW 321ST ST
018	926490	1440	9/26/03	\$199,500	1610	0	8	1978	3	8025	N	N	32236 3RD AV SW
018	926490	1570	3/21/03	\$275,000	1620	440	8	1978	4	7875	N	N	204 SW 325TH PL
018	926493	0600	7/22/04	\$300,950	1640	520	8	1986	3	8309	N	N	32204 11TH PL SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	926491	1310	11/18/03	\$237,000	1640	0	8	1980	3	7350	N	N	32732 6TH AV SW
018	926491	0180	6/25/03	\$215,000	1640	420	8	1980	3	7350	N	N	318 SW 327TH PL
018	926494	0930	10/7/03	\$287,000	1660	750	8	1987	3	6912	N	N	32805 11TH AV SW
018	926490	0800	8/25/03	\$183,000	1660	0	8	1979	3	9000	N	N	516 SW 324TH ST
018	926491	0300	7/7/03	\$289,950	1670	0	8	1985	4	8700	N	N	32814 2ND AV SW
018	926496	0240	2/12/03	\$250,000	1670	480	8	1990	3	7366	N	N	1007 SW 335TH ST
018	926493	0140	7/29/03	\$260,000	1700	840	8	1985	3	7700	N	N	32216 11TH AV SW
018	926491	0670	4/28/03	\$217,950	1720	0	8	1984	3	7700	N	N	32924 6TH AV SW
018	926493	0120	1/21/04	\$244,950	1730	0	8	1986	3	7700	N	N	32204 11TH AV SW
018	010457	0170	6/3/04	\$247,000	1740	0	8	1992	3	6180	N	N	1801 SW 331ST PL
018	926490	1600	10/6/04	\$281,400	1780	1130	8	1978	3	7500	N	N	215 SW 324TH CT
018	926493	0280	2/17/04	\$300,000	1790	1770	8	1985	3	7700	N	N	32412 11TH AV SW
018	926493	0290	7/9/03	\$285,000	1830	1240	8	1986	3	7700	N	N	32418 11TH AV SW
018	010457	0330	4/14/03	\$221,490	1830	0	8	1994	3	9182	N	N	33020 16TH PL SW
018	132170	0670	5/20/04	\$253,000	1840	0	8	1989	3	8050	N	N	34450 8TH AV SW
018	926493	0200	9/10/04	\$279,000	1850	620	8	1985	3	7786	N	N	32308 11TH AV SW
018	926490	1210	8/26/03	\$230,000	1870	0	8	1978	3	7630	N	N	309 SW 321ST ST
018	926493	0220	5/10/04	\$259,950	1870	0	8	1986	4	7796	N	N	32320 11TH AV SW
018	132170	0370	11/24/04	\$285,000	1880	0	8	1989	3	9342	N	N	853 SW 345TH PL
018	010457	0630	10/21/04	\$275,000	1890	0	8	1992	3	6866	N	N	1716 SW 331ST PL
018	926491	0740	11/15/04	\$300,000	1990	400	8	1984	3	7920	N	N	32901 6TH AV SW
018	926491	0730	8/8/03	\$299,500	1990	0	8	1984	4	9711	N	N	32907 6TH AV SW
018	926492	1000	9/11/03	\$250,000	1990	0	8	1983	3	8353	N	N	32606 8TH AV SW
018	926491	0740	7/2/03	\$265,383	1990	400	8	1984	3	7920	N	N	32901 6TH AV SW
018	926493	0880	6/13/03	\$235,200	2000	0	8	1987	3	10147	N	N	32021 11TH AV SW
018	926493	0040	12/6/04	\$319,950	2010	0	8	1986	3	7937	N	N	32020 11TH AV SW
018	926495	0010	8/26/03	\$249,500	2010	0	8	1987	3	7216	N	N	1228 SW 330TH PL
018	132170	0660	9/24/04	\$283,000	2020	0	8	1989	3	8089	N	N	34444 8TH AV SW
018	132171	0140	7/24/04	\$275,000	2020	0	8	1990	3	7875	N	N	34427 10TH AV SW
018	132171	0140	3/6/03	\$249,900	2020	0	8	1990	3	7875	N	N	34427 10TH AV SW
018	189545	0260	3/30/04	\$277,400	2020	0	8	2003	3	8779	N	N	34445 16TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	132171	0110	8/16/04	\$250,000	2020	0	8	1990	3	7875	N	N	34449 10TH AV SW
018	926494	0570	4/16/04	\$325,000	2030	820	8	1988	3	7700	N	N	32617 13TH AV SW
018	132170	0440	9/22/03	\$250,000	2030	0	8	1989	3	7649	N	N	842 SW 345TH PL
018	010457	0040	7/7/04	\$257,000	2040	0	8	1991	3	7201	N	N	33027 20TH PL SW
018	132171	0310	9/15/03	\$276,000	2040	0	8	1990	3	8746	N	N	34442 9TH AV SW
018	926495	0170	4/21/04	\$358,000	2060	1280	8	1989	3	7770	N	N	33013 11TH AV SW
018	189545	0220	10/8/04	\$300,500	2060	0	8	2004	3	7294	N	N	1736 SW 345TH PL
018	189545	0130	7/19/04	\$299,500	2060	0	8	2004	3	7299	N	N	1848 SW 345TH PL
018	132170	0460	9/27/04	\$286,000	2060	0	8	1989	3	7528	N	N	830 SW 345TH PL
018	926495	0030	2/27/04	\$270,000	2060	0	8	1988	3	8354	N	N	1220 SW 330TH PL
018	189545	0110	3/19/04	\$284,900	2060	0	8	2004	3	7299	N	N	1964 SW 345TH PL
018	189545	0090	10/22/03	\$261,100	2060	0	8	2003	3	7658	N	N	1986 SW 345TH PL
018	926493	0250	11/15/04	\$307,950	2070	0	8	1986	3	7700	N	N	32338 11TH AV SW
018	926494	0540	5/11/04	\$270,000	2070	0	8	1987	3	7700	N	N	32533 13TH AV SW
018	926493	0840	10/20/03	\$315,000	2080	0	8	1985	4	8345	N	N	32109 11TH AV SW
018	132170	0260	4/14/03	\$253,000	2080	0	8	1990	3	14630	N	N	625 SW 346TH ST
018	132170	0680	8/20/03	\$264,950	2090	0	8	1989	3	7652	N	N	34456 8TH AV SW
018	189545	0290	1/12/04	\$254,800	2090	0	8	2003	3	7784	N	N	1715 SW 344TH PL
018	926495	0200	4/21/03	\$274,900	2100	0	8	1988	3	7820	N	N	32911 11TH AV SW
018	132170	0310	4/6/04	\$279,950	2120	0	8	1989	3	9666	N	N	34531 8TH AV SW
018	132173	0820	7/15/03	\$254,000	2140	0	8	1991	3	13787	N	N	34643 8TH AV SW
018	189545	0370	7/22/04	\$330,000	2150	0	8	2003	3	7789	N	N	8TH AV SW
018	132173	0460	8/24/04	\$292,000	2150	0	8	1991	3	7080	N	N	1014 SW 347TH ST
018	132170	0550	7/21/03	\$255,000	2160	0	8	1990	3	12184	N	N	34419 8TH CT SW
018	132170	0760	1/7/03	\$247,600	2160	0	8	1989	3	7490	N	N	34534 8TH AV SW
018	189545	0060	2/24/04	\$299,500	2170	0	8	2004	3	7336	N	N	34442 20TH AV SW
018	926492	0430	5/27/03	\$251,500	2170	0	8	1985	3	7555	N	N	32240 8TH AV SW
018	926491	1140	7/16/04	\$255,000	2180	0	8	1979	3	7140	N	N	500 SW 329TH ST
018	926491	0720	12/27/04	\$297,500	2190	0	8	1984	3	8732	N	N	32913 6TH AV SW
018	926493	0900	6/16/04	\$309,950	2190	0	8	1986	3	8452	N	N	1133 SW 320TH PL
018	189545	0200	3/24/04	\$317,000	2190	0	8	2003	3	7294	N	N	1752 SW 345TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	189545	0140	7/26/04	\$317,700	2190	0	8	2004	3	7299	N	N	1836 SW 345TH PL
018	189545	0350	8/5/04	\$317,400	2190	0	8	2004	3	7364	N	N	1777 SW 344TH PL
018	189545	0120	5/4/04	\$308,900	2190	0	8	2004	3	7299	N	N	1852 SW 345TH PL
018	189545	0050	7/26/04	\$309,900	2190	0	8	2004	3	7336	N	N	34434 20TH AV SW
018	189545	0340	7/27/04	\$309,400	2190	0	8	2004	3	8206	N	N	1763 SW 344TH PL
018	189545	0310	5/21/04	\$296,600	2190	0	8	2004	3	7394	N	N	1737 SW 344TH PL
018	926491	0330	9/2/03	\$284,200	2200	0	8	1986	4	8960	N	N	32916 2ND PL SW
018	132170	0500	5/6/03	\$252,500	2200	0	8	1989	3	8314	N	N	34447 8TH AV SW
018	132173	0790	6/14/04	\$275,000	2230	0	8	1992	3	7579	N	N	34636 9TH CT SW
018	189545	0100	12/12/03	\$278,900	2230	0	8	2003	3	7299	N	N	1972 SW 345TH PL
018	132170	0360	5/16/03	\$270,000	2240	0	8	1989	3	8308	N	N	841 SW 345TH PL
018	189545	0070	8/3/04	\$311,400	2250	0	8	2004	3	7336	N	N	34456 20TH AV SW
018	189545	0190	2/9/04	\$302,547	2250	0	8	2003	3	8120	N	N	1764 SW 345TH PL
018	189545	0300	1/23/04	\$281,200	2250	0	8	2003	3	8239	N	N	1723 SW 344TH PL
018	189545	0030	11/7/03	\$277,800	2250	0	8	2003	3	8746	N	N	1987 SW 344TH PL
018	189545	0230	6/15/04	\$307,400	2260	0	8	2004	3	8120	N	N	1724 SW 345TH PL
018	189545	0040	4/30/04	\$297,500	2260	0	8	2004	3	7454	N	N	34426 20TH AV SW
018	189545	0250	3/8/04	\$290,200	2260	0	8	2003	3	8042	N	N	34457 16TH AV SW
018	189545	0320	1/23/04	\$285,200	2260	0	8	2003	3	8222	N	N	1745 SW 344TH PL
018	189545	0270	3/10/04	\$291,400	2270	0	8	2003	3	8779	N	N	34433 16TH AV SW
018	926494	0040	7/24/03	\$250,000	2280	0	8	1987	3	13179	N	N	32432 12TH AV SW
018	926494	0080	8/18/03	\$246,000	2290	0	8	1987	3	9347	N	N	32416 12TH AV SW
018	189545	0020	1/20/04	\$300,000	2320	0	8	2003	3	8542	N	N	1975 SW 344TH PL
018	189545	0280	12/31/03	\$293,200	2320	0	8	2003	3	9442	N	N	34425 16TH AV SW
018	189545	0150	5/26/04	\$299,500	2330	0	8	2004	3	7483	N	N	1824 SW 345TH PL
018	189545	0160	12/9/03	\$275,500	2330	0	8	2003	3	7929	N	N	1790 SW 345TH PL
018	926494	0940	5/16/03	\$264,000	2330	0	8	1987	3	7339	N	N	32813 11TH AV SW
018	926494	0260	11/8/04	\$312,000	2340	0	8	1988	3	8888	N	N	1131 SW 325TH PL
018	132173	0480	6/11/04	\$294,500	2370	0	8	1991	3	8604	N	N	34665 10TH PL SW
018	010455	0020	8/13/03	\$262,500	2380	0	8	1991	3	6881	N	N	1917 SW 330TH ST
018	926493	0490	10/21/04	\$330,000	2390	0	8	1985	3	9388	N	N	32321 11TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	189545	0210	6/25/04	\$319,700	2390	0	8	2004	3	8120	N	N	1748 SW 345TH PL
018	926494	0670	8/26/03	\$288,500	2390	0	8	1987	3	7217	N	N	32820 13TH AV SW
018	189545	0240	12/9/03	\$271,000	2390	0	8	2003	3	7461	N	N	1712 SW 345TH PL
018	926494	0660	1/15/03	\$257,000	2400	0	8	1989	3	7511	N	N	32826 13TH AV SW
018	926492	0500	3/4/03	\$235,000	2410	0	8	1987	3	15348	N	N	32202 8TH AV SW
018	132171	0560	2/6/03	\$249,000	2430	0	8	1990	3	7472	N	N	34534 10TH AV SW
018	926493	0930	10/8/03	\$283,500	2440	0	8	1987	3	14047	N	N	1136 SW 320TH PL
018	132171	0480	4/6/04	\$280,000	2450	0	8	1990	3	7000	N	N	34432 10TH AV SW
018	926494	0170	12/31/04	\$318,000	2470	0	8	1987	3	11200	N	N	32417 12TH AV SW
018	132171	0470	10/20/04	\$298,000	2500	0	8	1990	3	7727	N	N	34426 10TH AV SW
018	132171	0250	10/27/04	\$275,000	2500	0	8	1990	3	8402	N	N	828 SW 344TH PL
018	132171	0080	2/13/03	\$249,000	2510	0	8	1990	3	7350	N	N	34517 10TH AV SW
018	132173	0230	10/18/04	\$321,000	2520	0	8	1992	3	8737	N	N	34751 9TH PL SW
018	683782	0160	10/13/03	\$311,850	2520	0	8	1990	4	8700	N	N	32872 8TH CT SW
018	683782	0220	12/18/03	\$265,000	2520	0	8	1990	3	8333	N	N	32857 8TH PL SW
018	926494	0180	8/21/03	\$289,950	2530	0	8	1987	3	11200	N	N	32421 12TH AV SW
018	926494	1100	4/9/04	\$312,500	2530	0	8	1988	4	8116	N	N	32903 11TH AV SW
018	926490	1290	10/7/04	\$259,900	2540	0	8	1979	3	11200	N	N	308 SW 322ND ST
018	132173	0470	10/24/03	\$275,000	2540	0	8	1991	3	7216	N	N	1006 SW 347TH ST
018	926494	0210	3/10/04	\$309,000	2550	0	8	1987	3	10266	N	N	32529 11TH AV SW
018	189545	0010	4/5/04	\$304,500	2550	0	8	2004	3	8551	N	N	1963 SW 344TH PL
018	926494	0200	4/1/03	\$279,900	2550	0	8	1987	3	13361	N	N	1200 SW 325TH PL
018	926495	0620	7/7/04	\$325,000	2560	0	8	1989	3	8618	N	N	33102 10TH PL SW
018	132171	0530	7/6/04	\$299,000	2560	0	8	1990	3	8783	N	N	34512 10TH AV SW
018	132171	0180	9/26/03	\$269,950	2560	0	8	1990	3	7350	N	N	926 SW 344TH ST
018	926494	1080	5/27/03	\$266,000	2610	0	8	1989	3	7350	N	N	32823 12TH AV SW
018	926494	1110	5/21/03	\$274,900	2640	0	8	1987	3	7765	N	N	1111 SW 329TH PL
018	132173	0030	6/12/03	\$275,000	2650	0	8	1994	3	8643	N	N	34632 8TH AV SW
018	132171	0030	12/16/04	\$318,000	2680	0	8	1990	3	7757	N	N	915 SW 346TH ST
018	683782	0190	3/29/04	\$297,500	2710	0	8	1990	3	9192	N	N	32851 8TH CT SW
018	132190	0100	4/9/04	\$315,000	2720	0	8	1993	3	6104	N	N	32425 7TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	926494	0420	3/14/03	\$298,500	2720	0	8	1987	3	9422	N	N	1124 SW 326TH PL
018	683782	0210	3/3/03	\$280,000	2740	0	8	1990	3	7998	N	N	32843 8TH CT SW
018	926490	0220	6/21/04	\$264,200	2740	0	8	1979	3	9350	N	N	32022 2ND AV SW
018	926494	1000	4/7/04	\$323,000	2750	0	8	1987	3	8517	N	N	32816 12TH AV SW
018	926492	0840	3/9/04	\$382,000	2780	460	8	1987	4	8250	N	N	32616 7TH AV SW
018	926494	0970	1/14/04	\$289,900	2780	0	8	1987	3	7878	N	N	32828 12TH AV SW
018	132173	0050	2/18/03	\$295,000	2930	0	8	1994	3	8683	N	N	34648 8TH AV SW
018	132173	0690	6/16/04	\$345,000	2960	0	8	1993	3	7892	N	N	34631 9TH CT SW
018	926495	0550	3/2/04	\$339,950	2040	0	9	1989	3	7700	N	N	32626 10TH PL SW
018	926496	0420	9/27/04	\$335,995	2040	0	9	1989	3	7747	N	N	1121 SW 334TH PL
018	729804	0160	5/17/04	\$360,000	2160	0	9	1989	3	12314	N	N	33664 7TH PL SW
018	729800	0010	11/3/04	\$420,000	2210	0	9	1986	3	11605	N	N	225 SW 332ND ST
018	926495	0520	2/13/03	\$279,000	2220	0	9	1988	3	8368	N	N	32608 10TH PL SW
018	729803	0160	8/4/03	\$329,950	2240	0	9	1987	3	11706	N	N	607 SW 331ST ST
018	926496	0500	12/16/04	\$328,000	2340	0	9	1988	3	6893	N	N	1124 SW 333RD PL
018	926496	0270	1/29/03	\$361,000	2370	890	9	1987	4	10842	N	N	33446 11TH PL SW
018	729801	0240	9/22/04	\$369,500	2380	0	9	1996	3	11206	N	N	552 SW 333RD CT
018	729802	0180	10/13/04	\$383,000	2410	0	9	1987	3	14132	N	N	33101 3RD CT SW
018	683782	0380	6/4/03	\$289,980	2410	0	9	1991	3	7793	N	N	702 SW 328TH ST
018	926496	0040	4/1/03	\$291,000	2500	0	9	1987	3	7350	N	N	33325 12TH AV SW
018	683782	0400	7/21/03	\$299,950	2510	0	9	1990	3	6083	N	N	32811 7TH AV SW
018	926496	0030	3/22/04	\$339,000	2540	0	9	1987	3	7350	N	N	33319 12TH AV SW
018	926495	0490	9/17/03	\$315,000	2600	0	9	1988	3	8250	N	N	32615 10TH PL SW
018	926496	0010	11/26/03	\$325,000	2600	0	9	1987	4	7350	N	N	33307 12TH AV SW
018	926496	0360	5/19/03	\$299,950	2660	0	9	1987	3	7698	N	N	33447 11TH PL SW
018	926496	0410	7/9/03	\$307,000	2740	0	9	1989	3	9065	N	N	1125 SW 334TH PL
018	729801	0080	8/8/03	\$349,000	2860	0	9	1986	3	10866	N	N	527 SW 331ST ST
018	926495	0900	8/21/03	\$307,000	2860	0	9	1988	3	7959	N	N	33119 11TH AV SW
018	926491	0470	6/25/03	\$355,000	2930	0	9	1981	3	9020	N	N	32911 3RD AV SW
018	683782	0100	6/12/03	\$357,000	2940	0	9	1991	4	6890	N	N	719 SW 328TH PL
018	683782	0060	8/27/04	\$374,000	3010	0	9	1990	3	9958	N	N	32818 7TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
018	729800	0150	7/9/04	\$469,900	3050	0	9	1987	3	11024	N	N	33210 2ND PL SW
018	729801	0210	10/16/03	\$402,000	3260	0	9	1986	3	13045	N	N	500 SW 333RD ST
018	926494	0450	4/3/03	\$386,500	3570	0	9	1987	3	8583	N	N	1077 SW 326TH ST
018	729804	0260	1/5/04	\$480,000	3940	0	9	1990	3	15813	N	N	767 SW 337TH ST
018	729802	0190	10/30/03	\$355,000	2370	0	10	1987	3	13067	N	N	33105 3RD CT SW
018	729802	0030	6/25/03	\$413,500	2570	0	10	1987	4	11507	N	N	221 SW 331ST PL
018	729802	0210	3/17/04	\$372,500	2680	0	10	1988	3	12093	N	N	33113 3RD CT SW
018	729804	0270	3/7/03	\$340,000	2700	0	10	1990	3	19969	N	N	763 SW 337TH ST
018	729805	0320	6/18/03	\$422,000	2810	0	10	1990	4	12481	N	N	33532 4TH AV SW
018	729801	0220	10/8/03	\$420,000	2890	0	10	1987	3	10768	N	N	33315 5TH PL SW
018	729804	0170	4/8/03	\$408,000	3170	0	10	1990	3	11102	N	N	33658 7TH CT SW
018	729802	0170	12/1/04	\$439,000	3230	0	10	1988	3	12070	N	N	33100 3RD CT SW
018	729805	0530	12/23/04	\$490,000	3330	0	10	1990	3	10605	N	N	33624 5TH PL SW
018	729804	0390	7/12/04	\$495,000	3470	0	10	1988	3	12080	N	N	33628 7TH PL SW
018	729801	0300	10/26/04	\$480,000	3550	0	10	1987	3	10206	N	N	541 SW 333RD CT
018	132170	0220	9/8/04	\$610,000	3568	0	10	1989	3	24111	N	N	34527 5TH PL SW
018	729801	0010	8/28/03	\$440,000	3680	0	10	1986	3	12561	N	N	526 SW 331ST ST
018	729805	0470	2/6/04	\$490,000	3960	0	10	1996	3	10666	N	N	33514 5TH PL SW
018	729804	0480	8/12/04	\$524,500	4090	0	10	1989	3	11250	N	N	527 SW 335TH ST
018	729804	0510	8/20/03	\$489,000	4130	0	10	1990	3	11430	N	N	509 SW 335TH ST
018	132170	0230	8/14/03	\$540,000	4410	0	10	1992	3	22181	N	N	34519 5TH PL SW
018	729805	0070	8/5/04	\$495,000	3020	0	11	1992	3	10735	N	N	506 SW 336TH ST
018	729804	0040	4/7/03	\$610,000	3550	880	11	1994	4	16739	N	N	33507 7TH PL SW
018	132170	0160	6/21/04	\$579,950	3840	0	11	1990	3	18967	N	N	439 SW 345TH ST
018	729805	0550	1/28/04	\$479,000	3900	0	11	1991	3	12090	N	N	33609 4TH AV SW
018	729805	0050	10/21/04	\$549,950	4050	0	11	1990	3	13405	N	N	33527 5TH PL SW
018	729804	0570	1/19/04	\$513,000	4110	0	11	1988	3	14090	N	N	33410 4TH PL SW
018	132172	0130	11/20/03	\$675,000	4210	0	11	1993	3	21974	N	N	453 SW 347TH ST
018	132170	0210	10/28/03	\$570,000	4220	0	11	1989	3	23075	N	N	34529 5TH PL S
018	132170	0140	2/27/04	\$685,000	4320	0	11	1990	3	24027	N	N	416 SW 345TH PL
018	729804	0180	12/16/04	\$585,000	4500	0	11	1990	3	14120	N	N	33654 7TH CT SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
021	795620	0150	3/23/04	\$147,000	810	0	6	1961	4	9975	N	N	1911 SW 350TH ST
021	795620	0200	6/23/04	\$130,000	840	0	6	1962	4	9975	N	N	1928 SW 351ST ST
021	713780	0210	12/28/04	\$172,050	850	0	6	1968	3	9085	N	N	35639 13TH AV SW
021	713780	0380	5/26/04	\$180,000	850	0	6	1968	4	9085	N	N	35652 13TH AV SW
021	795620	0190	9/8/04	\$172,600	860	0	6	1962	4	9975	N	N	1918 SW 351ST ST
021	795620	0270	9/29/03	\$151,950	860	0	6	1962	4	9975	N	N	1943 SW 351ST ST
021	795620	0250	5/8/03	\$159,900	860	0	6	1962	5	9975	N	N	1959 SW 351ST ST
021	218820	1165	6/8/04	\$195,000	900	900	6	1957	4	9000	N	N	123 SW 368TH ST
021	440560	0186	12/10/03	\$167,000	900	0	6	1942	4	11934	N	N	817 SW 356TH ST
021	795620	0080	8/29/03	\$159,950	1040	0	6	1961	4	10050	N	N	1904 SW 350TH ST
021	795620	0220	4/21/04	\$165,000	1060	0	6	1962	4	9975	N	N	1944 SW 351ST ST
021	795620	0300	9/15/03	\$166,500	1060	0	6	1962	5	9975	N	N	1917 SW 351ST ST
021	795620	0260	9/20/04	\$135,000	1060	0	6	1962	3	9975	N	N	1951 SW 351ST ST
021	440560	0027	12/27/04	\$169,000	1060	300	6	1942	4	16530	N	N	35707 11TH AV SW
021	795620	0140	9/13/04	\$191,000	1130	0	6	1961	3	9975	N	N	1919 SW 350TH ST
021	795630	0070	9/10/03	\$161,500	1130	0	6	1962	5	9600	N	N	35120 19TH AV SW
021	218820	0980	5/3/04	\$195,000	1200	0	6	1988	3	15000	N	N	36816 3RD AV SW
021	795620	0060	1/29/03	\$149,000	1230	0	6	1978	4	9975	N	N	1918 SW 350TH ST
021	926975	0020	5/29/03	\$165,300	770	0	7	1982	4	11586	N	N	2021 SW 353RD PL
021	926975	0040	3/4/03	\$175,000	850	430	7	1982	3	11979	N	N	2005 SW 353RD PL
021	542350	0310	4/14/04	\$187,000	860	490	7	1984	3	6489	N	N	34814 19TH CT SW
021	218820	1920	9/1/04	\$175,000	880	0	7	1978	3	9000	N	N	36926 4TH AV SW
021	218820	1850	9/2/03	\$168,700	880	0	7	1978	3	9000	N	N	36903 3RD AV SW
021	218820	1900	5/28/04	\$177,300	880	0	7	1978	4	12000	N	N	36934 4TH AV SW
021	218820	0640	2/12/03	\$155,500	880	0	7	1980	3	9000	N	N	36830 5TH AV SW
021	218820	0735	3/24/03	\$162,000	880	0	7	1978	3	16100	N	N	36839 3RD AV SW
021	218000	1050	6/23/04	\$230,000	940	500	7	1989	3	14300	N	N	36103 14TH AV SW
021	322104	9077	4/21/04	\$184,450	950	0	7	1949	4	38100	N	N	36920 12TH AV S
021	218820	2105	10/23/03	\$155,000	960	0	7	1978	3	12000	N	N	36916 5TH AV SW
021	920200	0150	5/13/03	\$165,000	960	0	7	1967	4	9856	N	N	1624 SW 351ST ST
021	713780	0400	9/5/03	\$155,000	960	0	7	1967	3	9085	N	N	35804 13TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
021	713780	0430	7/16/03	\$157,500	1040	0	7	1968	4	9085	N	N	35829 12TH AV SW
021	542350	0320	7/9/04	\$148,000	1060	0	7	1985	3	6524	N	N	34809 19TH CT SW
021	542350	0080	10/20/04	\$214,000	1070	0	7	1983	3	6740	N	N	1904 SW 348TH ST
021	926975	0690	6/3/04	\$241,000	1080	460	7	1986	3	7601	N	N	1833 SW 352ND PL
021	257180	0060	8/13/03	\$173,000	1090	0	7	1962	4	10800	N	N	35429 11TH AV SW
021	218820	0265	11/30/04	\$179,975	1100	0	7	1979	3	12000	N	N	36825 6TH AV SW
021	440560	0015	7/21/03	\$164,000	1100	0	7	1970	3	9635	N	N	35619 11TH AV SW
021	218820	2785	10/28/03	\$177,000	1100	570	7	1980	3	12000	N	N	37120 4TH AV SW
021	542350	0020	9/10/04	\$231,500	1110	420	7	1983	3	6740	N	N	2026 SW 348TH ST
021	542350	0130	5/26/04	\$197,000	1110	0	7	1984	3	6740	N	N	1802 SW 348TH ST
021	114000	0080	4/28/04	\$205,000	1140	550	7	1973	3	9764	N	N	105 S 357TH ST
021	218820	0660	5/26/04	\$214,000	1160	0	7	1980	3	12000	N	N	36822 5TH AV SW
021	926975	0640	10/13/04	\$235,500	1160	310	7	1986	3	7670	N	N	1830 SW 353RD PL
021	440560	0033	5/24/04	\$215,000	1160	0	7	1980	3	18240	N	N	35802 12TH AV SW
021	926975	0700	6/16/04	\$238,000	1170	340	7	1986	3	7700	N	N	1829 SW 352ND PL
021	713780	0080	9/27/04	\$177,000	1170	0	7	1967	3	9085	N	N	35663 14TH AV SW
021	542243	0260	9/29/03	\$219,990	1180	240	7	1989	3	9315	N	N	34927 11TH CT SW
021	322104	9146	11/7/03	\$314,000	1190	1170	7	1982	3	43995	N	N	37007 8TH AV S
021	926975	0080	6/28/04	\$215,000	1200	400	7	1983	3	7606	N	N	35305 19TH AV SW
021	713780	0300	5/28/04	\$175,000	1200	0	7	1968	3	9085	N	N	35844 14TH AV SW
021	542243	0440	4/11/03	\$179,950	1200	0	7	1989	3	7447	N	N	34807 10TH PL SW
021	542350	0230	10/21/04	\$225,000	1210	240	7	1985	3	7932	N	N	34813 17TH CT SW
021	502860	0660	3/3/03	\$225,000	1220	640	7	1989	3	10331	N	N	1425 SW 350TH ST
021	926975	0710	2/29/04	\$212,000	1220	660	7	1986	3	7700	N	N	1825 SW 352ND PL
021	542242	0640	5/23/03	\$180,000	1220	0	7	1990	3	8099	N	N	34821 11TH AV SW
021	926975	0200	2/26/03	\$195,000	1220	620	7	1987	3	7377	N	N	1903 SW 354TH ST
021	609330	0060	3/27/03	\$203,870	1220	740	7	1980	4	15493	N	N	35907 14TH PL S
021	926975	0140	10/7/04	\$227,000	1230	0	7	1986	3	7982	N	N	1924 SW 354TH ST
021	542242	0380	5/26/04	\$194,975	1230	0	7	1990	3	6000	N	N	34824 14TH PL SW
021	542242	0060	1/24/03	\$187,338	1230	0	7	1990	3	6000	N	N	1323 SW 349TH ST
021	926975	0470	2/20/03	\$217,250	1230	500	7	1986	4	8027	N	N	1724 SW 354TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
021	218000	0410	6/23/03	\$167,650	1240	0	7	1981	3	10400	N	N	36120 13TH AV SW
021	302104	9102	10/10/03	\$152,950	1260	0	7	1967	3	11666	N	N	406 SW 356TH ST
021	306560	0230	7/28/04	\$205,950	1270	0	7	1994	3	5523	N	N	1726 SW 359TH ST
021	926975	0540	8/16/04	\$233,495	1270	520	7	1986	3	7589	N	N	1823 SW 353RD PL
021	114000	0280	7/27/04	\$199,500	1270	0	7	1971	4	9600	N	N	220 S 357TH ST
021	502860	0550	6/29/04	\$198,650	1320	0	7	1989	3	6530	N	N	1427 SW 351ST ST
021	502860	0690	7/24/03	\$192,950	1320	0	7	1990	3	8584	N	N	1420 SW 350TH ST
021	114001	0160	11/24/04	\$239,990	1330	650	7	1977	3	11869	N	N	102 S 357TH ST
021	502860	0460	12/1/04	\$228,000	1340	0	7	1990	3	6414	N	N	1430 SW 352ND CT
021	502860	0380	6/25/04	\$225,000	1340	0	7	1989	3	7968	N	N	1403 SW 352ND CT
021	302104	9117	3/25/03	\$179,900	1340	0	7	1960	4	15300	N	N	500 SW 368TH ST
021	440560	0020	9/10/04	\$175,000	1360	0	7	1953	3	16607	N	N	35634 12TH AV SW
021	926975	0780	6/23/03	\$199,950	1370	0	7	1986	4	7542	N	N	1812 SW 352ND PL
021	926975	0570	10/21/03	\$203,000	1390	0	7	1986	3	7509	N	N	1811 SW 353RD PL
021	502860	1190	7/30/04	\$219,999	1400	0	7	1990	3	6095	N	N	35117 13TH PL SW
021	502860	0980	5/3/04	\$224,950	1400	0	7	1990	3	6796	N	N	1336 SW 353RD ST
021	306560	0420	5/11/04	\$215,000	1400	0	7	1992	3	5763	N	N	35906 18TH AV SW
021	926975	0340	8/31/04	\$221,500	1410	0	7	1987	3	6600	N	N	1825 SW 355TH PL
021	114000	0020	12/3/03	\$195,000	1410	0	7	1973	4	9600	N	N	152 S 357TH ST
021	257180	0015	9/8/04	\$209,000	1420	0	7	1967	3	10779	N	N	35420 12TH AV SW
021	926975	0680	6/26/04	\$219,950	1430	440	7	1986	3	8368	N	N	35216 19TH AV SW
021	926975	0610	5/14/04	\$215,000	1440	0	7	1986	3	7580	N	N	1818 SW 353RD PL
021	502860	0590	7/18/03	\$197,850	1450	0	7	1989	3	6950	N	N	1412 SW 351ST ST
021	542242	0550	2/28/03	\$175,000	1450	0	7	1990	3	7483	N	N	1316 SW 349TH ST
021	542242	0840	2/11/04	\$215,000	1460	0	7	1989	3	6000	N	N	1032 SW 348TH PL
021	218820	2630	12/12/03	\$205,000	1460	620	7	1980	3	9750	N	N	417 SW 371ST ST
021	926975	0860	3/31/04	\$209,000	1470	0	7	1987	3	7700	N	N	1918 SW 353RD PL
021	440560	0240	4/2/03	\$186,680	1470	0	7	1955	4	13414	N	N	810 SW 356TH ST
021	502860	2070	4/2/04	\$224,000	1480	0	7	1989	3	7533	N	N	1229 SW 354TH PL
021	302104	9063	10/10/03	\$269,500	1480	200	7	1950	4	94089	N	N	36130 6TH AV SW
021	926975	0310	8/10/04	\$238,500	1490	530	7	1986	3	9028	N	N	1837 SW 355TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
021	502860	1090	10/20/03	\$204,950	1490	0	7	1990	3	6000	N	N	35008 14TH AV SW
021	502860	1110	2/10/04	\$189,950	1490	0	7	1990	3	6500	N	N	1343 SW 340TH ST
021	252103	9031	12/11/03	\$213,000	1500	0	7	1992	3	10781	N	N	6421 27TH ST NE
021	440560	0040	4/15/04	\$175,000	1500	0	7	1955	4	16508	N	N	35815 11TH AV SW
021	502860	1350	4/2/04	\$221,000	1510	0	7	1990	3	7262	N	N	1104 SW 352ND ST
021	542242	0830	1/30/03	\$211,000	1520	0	7	1990	3	6000	N	N	1038 SW 348TH PL
021	306560	0210	12/17/03	\$218,450	1520	0	7	1993	3	5523	N	N	1738 SW 359TH ST
021	306560	0150	8/9/03	\$217,200	1520	0	7	1992	3	5400	N	N	35925 18TH AV SW
021	306560	0260	5/27/04	\$220,000	1520	0	7	1992	3	7428	N	N	1710 SW 359TH ST
021	502860	1320	7/25/03	\$215,000	1520	0	7	1990	3	6082	N	N	1033 SW 352ND ST
021	306560	0440	10/28/03	\$193,990	1520	0	7	1992	3	5000	N	N	35918 18TH AV SW
021	502860	1000	11/10/03	\$190,000	1530	0	7	1990	3	7630	N	N	35106 14TH AV SW
021	502860	2060	7/15/04	\$233,000	1550	0	7	1989	3	6496	N	N	1235 SW 354TH PL
021	306560	0050	2/19/04	\$219,950	1560	0	7	1992	3	9216	N	N	1904 SW 358TH CT
021	502860	0340	9/21/04	\$221,950	1560	0	7	1990	3	6000	N	N	35327 13TH PL SW
021	502860	2260	10/26/04	\$229,000	1570	0	7	1989	3	5800	N	N	1233 SW 355TH PL
021	306560	0020	11/22/04	\$213,000	1570	0	7	1992	3	5168	N	N	1920 SW 358TH CT
021	306560	0190	3/26/04	\$207,000	1570	0	7	1993	3	6132	N	N	35901 18TH AV SW
021	926975	0430	9/9/04	\$235,500	1580	0	7	1986	3	8061	N	N	35426 18TH AV SW
021	502860	1030	3/29/04	\$211,950	1580	0	7	1990	3	6187	N	N	1325 SW 351ST ST
021	926975	0460	8/27/03	\$219,350	1580	0	7	1986	4	7942	N	N	1720 SW 354TH PL
021	502860	1670	6/26/03	\$219,900	1590	0	7	1989	3	5850	N	N	1202 SW 354TH ST
021	502860	0310	6/10/03	\$212,000	1590	0	7	1990	3	6000	N	N	35345 13TH PL SW
021	502860	1070	5/23/03	\$204,900	1610	0	7	1989	3	6891	N	N	1348 SW 351ST ST
021	542243	0040	2/10/04	\$229,000	1620	0	7	1989	3	6601	N	N	34800 10TH PL SW
021	542242	0280	9/9/03	\$227,000	1620	0	7	1990	3	6397	N	N	1348 SW 348TH ST
021	502860	0450	5/23/03	\$214,200	1620	0	7	1990	3	8668	N	N	1438 SW 352ND CT
021	502860	0330	9/29/03	\$210,000	1650	0	7	1990	3	6000	N	N	35333 13TH PL SW
021	713780	0330	8/12/03	\$197,000	1660	0	7	1976	3	9085	N	N	35615 12TH AV SW
021	114000	0260	3/26/04	\$208,000	1700	0	7	1972	4	9414	N	N	236 S 357TH ST
021	440560	0190	2/9/04	\$178,400	1700	0	7	1954	3	21439	N	N	801 SW 356TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
021	502860	0170	5/11/04	\$229,500	1710	0	7	1991	3	6000	N	N	1313 SW 353RD ST
021	502860	0610	5/7/04	\$239,000	1720	0	7	1990	3	6380	N	N	35015 14TH AV SW
021	502860	0100	8/11/03	\$223,000	1730	0	7	1989	3	8611	N	N	1312 SW 355TH PL
021	502860	2280	2/18/04	\$225,930	1740	0	7	1989	3	5800	N	N	1245 SW 355TH PL
021	502860	2030	4/14/03	\$219,950	1740	0	7	1989	3	7372	N	N	1249 SW 354TH PL
021	502860	1710	8/3/04	\$251,550	1750	0	7	1989	3	6217	N	N	35349 11TH CT SW
021	542242	0050	7/7/04	\$250,000	1760	0	7	1990	3	6091	N	N	1405 SW 349TH ST
021	542242	0070	10/19/04	\$243,400	1760	0	7	1990	3	6000	N	N	1317 SW 349TH ST
021	542242	0760	8/14/03	\$219,950	1760	0	7	1990	3	6500	N	N	1023 SW 348TH PL
021	542243	0130	10/11/04	\$257,950	1770	0	7	1989	3	6033	N	N	34936 10TH PL SW
021	306561	0100	8/5/03	\$223,950	1780	0	7	1994	3	7186	N	N	35727 18TH AV SW
021	306560	0250	12/4/03	\$215,000	1790	0	7	1994	3	5527	N	N	1714 SW 359TH ST
021	542242	0500	5/17/04	\$226,000	1800	0	7	1989	3	6934	N	N	1307 SW 348TH ST
021	502860	1720	3/17/03	\$218,000	1800	0	7	1990	3	7292	N	N	35345 11TH CT SW
021	542242	0450	4/19/04	\$244,500	1820	0	7	1990	3	7366	N	N	34820 13TH CT SW
021	502860	2080	9/17/04	\$264,950	1830	0	7	1989	3	6847	N	N	1223 SW 354TH PL
021	542243	0350	6/14/04	\$248,000	1840	0	7	1989	3	7648	N	N	1010 SW 350TH PL
021	502860	2020	5/4/04	\$240,000	1850	0	7	1989	3	7151	N	N	1256 SW 354TH PL
021	502860	2020	9/23/03	\$218,500	1850	0	7	1989	3	7151	N	N	1256 SW 354TH PL
021	542243	0250	7/20/04	\$256,650	1860	0	7	1989	3	7218	N	N	34931 11TH CT SW
021	542242	0140	5/30/03	\$227,000	1860	0	7	1989	3	6607	N	N	1212 SW 349TH ST
021	542242	0480	10/22/04	\$259,000	1870	0	7	1989	3	6754	N	N	1319 SW 348TH ST
021	306560	0320	9/13/04	\$250,000	1870	0	7	1993	3	5042	N	N	1725 SW 359TH ST
021	542243	0220	1/22/04	\$237,000	1870	0	7	1989	3	6970	N	N	1115 SW 350TH PL
021	257180	0025	7/23/04	\$212,000	1870	0	7	1967	4	10763	N	N	35436 12TH AV SW
021	502860	1630	5/1/03	\$215,500	1870	0	7	1989	3	5983	N	N	35343 12TH CT SW
021	542242	0310	3/29/04	\$249,500	1880	0	7	1990	3	6000	N	N	34809 14TH PL SW
021	502860	2270	6/24/04	\$239,950	1880	0	7	1989	3	5800	N	N	1239 SW 355TH PL
021	542242	0210	5/11/04	\$242,000	1890	0	7	1990	3	7957	N	N	1306 SW 348TH ST
021	502860	1840	12/18/03	\$228,750	1900	0	7	1990	3	6559	N	N	35340 10TH PL SW
021	542242	0040	3/4/03	\$225,000	1910	0	7	1990	3	6000	N	N	1409 SW 349TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
021	502860	1680	6/17/03	\$232,450	1920	0	7	1989	3	5850	N	N	1130 SW 354TH ST
021	502860	1240	5/25/04	\$243,000	1940	0	7	1990	3	5907	N	N	35127 11TH PL SW
021	542242	0540	12/6/04	\$255,000	1940	0	7	1989	3	6223	N	N	34837 13TH AV SW
021	542242	0520	11/11/04	\$252,000	1940	0	7	1989	3	6000	N	N	34827 13TH AV SW
021	542243	0370	7/26/03	\$240,000	1940	0	7	1991	3	7094	N	N	34917 10TH PL SW
021	542243	0360	7/27/04	\$257,990	1950	0	7	1990	3	6052	N	N	34921 10TH PL SW
021	502860	0990	11/6/03	\$240,000	1960	0	7	1990	3	7347	N	N	35116 14TH AV SW
021	713780	0305	12/23/04	\$219,000	1960	0	7	1968	4	9694	N	N	1324 SW 360TH ST
021	502860	0820	11/15/04	\$259,950	1970	0	7	1990	3	6104	N	N	35012 13TH PL SW
021	502860	0740	12/9/03	\$226,000	1970	0	7	1989	3	6600	N	N	1346 SW 350TH ST
021	282104	9132	6/8/04	\$210,000	1980	1540	7	1959	2	14526	N	N	1649 S 359TH ST
021	306560	0290	3/29/04	\$248,800	2060	0	7	1993	3	11232	N	N	1709 SW 359TH ST
021	542242	0510	11/12/03	\$238,000	2070	0	7	1990	3	6000	N	N	34819 13TH AV SW
021	502860	0880	10/15/04	\$232,000	2080	0	7	1990	3	6323	N	N	35120 13TH PL SW
021	302104	9054	7/16/04	\$240,000	2200	0	7	1970	3	36904	N	N	616 SW 368TH ST
021	502860	0580	2/19/03	\$230,000	2290	0	7	1989	4	6830	N	N	1418 SW 351ST ST
021	113960	0030	4/25/04	\$239,250	1330	0	8	1987	3	9600	N	N	36417 1ST AV S
021	113960	0270	11/3/03	\$260,000	1340	750	8	1987	3	9620	N	N	36529 2ND AV SW
021	113960	0130	6/7/04	\$278,500	1420	790	8	1987	4	9601	N	N	36521 1ST PL SW
021	113960	0110	4/19/04	\$279,450	1500	550	8	1987	3	9631	N	N	36509 1ST PL SW
021	779645	0690	1/13/03	\$211,985	1570	0	8	2003	3	5059	N	N	36034 8TH AV SW
021	779645	0260	1/28/03	\$209,900	1680	0	8	2003	3	5000	N	N	814 SW 363RD PL
021	779645	0200	4/3/03	\$250,316	1690	0	8	2003	3	5025	N	N	833 SW 361ST ST
021	779645	0360	8/11/04	\$235,000	1690	0	8	2003	3	5000	N	N	815 SW 363RD PL
021	779645	0190	4/11/03	\$224,412	1690	0	8	2003	3	5171	N	N	835 SW 361ST ST
021	779645	0140	1/22/03	\$220,898	1690	0	8	2003	3	5693	N	N	36011 9TH CT SW
021	779645	0360	1/17/03	\$204,980	1690	0	8	2003	3	5000	N	N	815 SW 363RD PL
021	218820	0005	5/21/03	\$324,000	1780	620	8	1979	3	58463	N	N	803 SW 368TH ST
021	218820	1510	5/18/04	\$348,278	1800	0	8	1992	3	19500	N	N	36916 2ND AV SW
021	779645	0660	3/20/03	\$221,625	1840	0	8	2003	3	5584	N	N	725 SW 361ST ST
021	787960	0120	1/7/03	\$229,450	1850	0	8	2002	3	7203	N	N	1995 SW 352ND ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
021	787960	0110	1/13/03	\$225,000	1850	0	8	2002	3	7201	N	N	1997 SW 352ND ST
021	787960	0140	2/5/03	\$219,950	1850	0	8	2002	3	7205	N	N	1988 SW 352ND ST
021	787960	0150	1/15/03	\$217,950	1850	0	8	2002	3	7709	N	N	1980 SW 352ND ST
021	779645	0090	8/26/04	\$260,000	1900	0	8	2003	3	5060	N	N	36008 9TH CT SW
021	779645	0090	2/4/03	\$232,061	1900	0	8	2003	3	5060	N	N	36008 9TH CT SW
021	113960	0090	11/5/03	\$280,000	1930	620	8	1988	3	13407	N	N	36506 1ST PL SW
021	113960	0250	5/21/04	\$307,950	1960	0	8	1987	3	9644	N	N	36517 2ND AV SW
021	113960	0150	5/12/04	\$328,550	2050	990	8	1987	3	9862	N	N	128 SW 366TH ST
021	787960	0160	8/26/04	\$272,000	2120	0	8	2002	3	7208	N	N	1972 SW 352ND ST
021	779645	0480	2/1/03	\$262,241	2120	0	8	2003	3	5457	N	N	907 SW 364TH PL
021	779645	0070	1/29/03	\$245,810	2120	0	8	2003	3	7612	N	N	36012 9TH CT SW
021	779645	0490	2/18/03	\$230,896	2120	0	8	2003	3	6171	N	N	905 SW 364TH PL
021	779645	0700	3/1/03	\$246,963	2160	0	8	2003	3	7563	N	N	36030 8TH AV SW
021	779645	0240	2/13/03	\$231,830	2160	0	8	2003	3	5866	N	N	825 SW 361ST ST
021	779645	0470	1/8/03	\$235,101	2180	0	8	2003	3	5863	N	N	909 SW 364TH PL
021	218820	1520	4/22/03	\$324,950	2260	1070	8	1993	3	19500	Y	N	36924 2ND AV SW
021	440560	0195	5/1/03	\$299,500	2280	0	8	2003	3	15935	N	N	35629 8TH AV SW
021	302104	9143	7/27/04	\$415,000	2290	0	8	1978	4	106722	N	N	36625 9TH AV SW
021	132174	0670	7/10/03	\$280,000	2410	0	8	1997	3	8469	N	N	35027 8TH PL SW
021	132174	0230	6/17/03	\$260,000	2430	0	8	1994	3	16356	N	N	34747 7TH AV SW
021	302104	9055	2/12/04	\$413,000	2440	0	8	1978	3	138789	N	N	36619 6TH AV SW
021	132174	0460	9/23/04	\$308,000	2510	0	8	1996	3	8505	N	N	824 SW 349TH WY
021	132174	0380	9/12/03	\$287,500	2510	0	8	1996	3	10692	N	N	34807 8TH PL SW
021	779645	0650	2/13/03	\$254,776	2540	0	8	2003	3	5400	N	N	727 SW 361ST ST
021	779645	0270	6/6/03	\$263,034	2550	0	8	2003	3	5000	N	N	816 SW 363RD PL
021	779645	0390	1/3/03	\$262,368	2550	0	8	2003	3	5519	N	N	36317 8TH AV SW
021	779645	0500	2/4/03	\$258,766	2550	0	8	2003	3	5551	N	N	839 SW 364TH PL
021	779645	0020	4/3/03	\$254,955	2550	0	8	2003	3	5000	N	N	826 SW 361ST ST
021	779645	0030	4/1/03	\$249,215	2550	0	8	2003	3	5000	N	N	828 SW 361ST ST
021	779645	0430	5/12/03	\$248,690	2550	0	8	2003	3	5060	N	N	36325 8TH AV SW
021	779645	0010	2/1/03	\$249,060	2550	0	8	2003	3	5866	N	N	824 SW 361ST ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
021	779645	0380	1/10/03	\$247,305	2550	0	8	2003	3	5550	N	N	36315 8TH AV SW
021	779645	0210	5/25/04	\$300,000	2580	0	8	2002	3	5000	N	N	831 SW 361ST ST
021	066231	0010	5/24/04	\$283,000	2600	0	8	1998	3	9721	N	N	731 SW 356TH PL
021	252103	9065	6/23/03	\$288,500	2600	0	8	1997	3	11194	N	N	1705 SW 354TH PL
021	066231	0060	4/24/03	\$277,000	2600	0	8	1998	3	15427	N	N	714 SW 356TH PL
021	779645	0530	9/2/04	\$310,000	2610	0	8	2003	3	5988	N	N	831 SW 364TH PL
021	779645	0280	2/4/03	\$254,712	2610	0	8	2003	3	5064	N	N	818 SW 363RD PL
021	779645	0530	1/14/03	\$248,680	2610	0	8	2003	3	5988	N	N	831 SW 364TH PL
021	779645	0680	11/13/03	\$285,000	2640	0	8	2003	3	6275	N	N	36036 8TH AV SW
021	779645	0680	4/23/03	\$277,062	2640	0	8	2003	3	6275	N	N	36036 8TH AV SW
021	779645	0510	2/20/03	\$259,661	2640	0	8	2003	3	5362	N	N	837 SW 364TH PL
021	779645	0520	1/2/03	\$253,058	2640	0	8	2003	3	5238	N	N	833 SW 364TH PL
021	113960	0220	9/26/03	\$300,000	2790	0	8	1987	3	14398	N	N	36503 2ND AV SW
021	132174	0630	12/14/04	\$330,000	2870	0	8	1997	3	8694	N	N	35022 8TH PL SW
021	132174	0320	10/7/03	\$300,000	2890	0	8	1995	3	14946	N	N	34828 8TH PL SW
021	779645	0440	1/27/03	\$276,301	2980	0	8	2003	3	5086	N	N	36327 8TH AV SW
021	779645	0310	1/7/03	\$274,861	2980	0	8	2003	3	5112	N	N	924 SW 363RD PL
021	779645	0550	2/19/03	\$275,169	2980	0	8	2003	3	5346	N	N	36316 8TH AV SW
021	779645	0040	3/10/03	\$265,950	2980	0	8	2003	3	5000	N	N	830 SW 361ST ST
021	779645	0080	8/9/04	\$339,000	3230	0	8	2003	3	6298	N	N	36010 9TH CT SW
021	779645	0450	2/25/03	\$305,775	3240	0	8	2003	3	5816	N	N	834 SW 364TH PL
021	066231	0020	9/12/03	\$300,000	3270	0	8	1999	3	8077	N	N	727 SW 356TH PL
021	779645	0670	1/27/03	\$327,687	3460	0	8	2003	3	6118	N	N	723 SW 361ST ST
021	570780	0150	2/17/04	\$444,950	1890	1190	9	1999	3	14643	Y	N	36721 1ST CT SW
021	302104	9002	6/28/04	\$340,000	2390	0	9	1977	4	42214	N	N	35530 6TH AV SW
021	440560	0200	8/11/04	\$400,000	2490	0	9	2004	3	9680	N	N	35647 8TH AV SW
021	440561	0100	6/4/04	\$384,000	2490	0	9	2003	3	9602	N	N	35820 9TH AV SW
021	066231	0330	10/27/03	\$315,500	2510	0	9	1997	3	9308	N	N	35213 5TH AV SW
021	066230	0070	7/23/03	\$282,000	2550	0	9	1996	3	7114	N	N	706 SW 352ND PL
021	440560	0202	4/26/04	\$411,632	2630	0	9	2004	3	9600	N	N	35642 9TH AV SW
021	440561	0110	8/24/03	\$369,148	2680	0	9	2003	3	9822	N	N	35812 9TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
021	768390	0120	10/22/03	\$359,950	2680	0	9	2003	3	9680	N	N	780 SW 358TH ST
021	440560	0203	1/26/04	\$359,950	2680	0	9	2003	3	9691	N	N	35639 8TH AV SW
021	066230	0200	7/10/03	\$313,500	2680	0	9	1996	3	6937	N	N	35204 6TH AV SW
021	066231	0900	10/29/04	\$400,000	2730	0	9	1998	3	7372	N	N	819 SW 355TH CT
021	440560	0201	1/23/04	\$382,000	2810	0	9	2004	3	9600	N	N	35654 9TH AV SW
021	066231	0110	3/18/03	\$331,000	2830	0	9	1998	3	9085	N	N	35446 8TH AV SW
021	066231	0360	12/9/04	\$416,000	2850	0	9	1996	3	8826	N	N	521 SW 353RD ST
021	066231	0700	3/31/03	\$344,950	2860	0	9	2002	3	8045	N	N	809 SW 354TH ST
021	768390	0130	7/25/03	\$357,950	2860	0	9	2003	3	9680	N	N	751 SW 357TH ST
021	066231	0530	9/30/04	\$400,000	2920	0	9	1996	3	10026	N	N	408 SW 352ND ST
021	066231	0790	2/7/03	\$355,000	3040	0	9	1997	3	7080	N	N	822 SW 355TH CT
021	768390	0140	9/10/04	\$415,000	3110	0	9	2004	3	9680	N	N	727 SW 357TH ST
021	768390	0190	8/23/04	\$415,000	3110	0	9	2004	3	10540	N	N	724 SW 357TH ST
021	440561	0010	4/2/03	\$429,950	3160	0	9	2003	3	9669	N	N	35715 8TH AV SW
021	066230	0010	9/19/03	\$365,000	3300	0	9	1995	3	8163	N	N	707 SW 352ND PL
021	768390	0110	4/26/04	\$455,081	3380	0	9	2004	3	9680	N	N	785 SW 358TH ST
021	768390	0200	3/23/04	\$424,950	3450	0	9	2004	3	10000	N	N	35638 8TH AV SW
021	440561	0091	5/26/04	\$434,950	3460	0	9	2004	3	9602	N	N	35828 9TH AV SW
021	440561	0030	6/9/04	\$434,950	3460	0	9	2003	3	11855	N	N	35827 8TH AV SW
021	440561	0130	9/23/03	\$424,950	3470	0	9	2003	3	9600	N	N	35796 9TH AV SW
021	440561	0020	6/27/03	\$414,980	3470	0	9	2003	3	9658	N	N	35719 8TH AV SW
021	302104	9145	3/5/04	\$567,000	4530	0	9	1994	3	42688	N	N	36727 9TH AV SW
021	113780	0110	12/10/04	\$480,000	2520	0	10	1989	3	20104	N	N	36104 3RD PL S
021	570780	0140	6/20/03	\$430,000	2770	0	10	1991	3	14028	N	N	36632 2ND AV SW
021	113780	0070	7/16/03	\$395,000	2800	0	10	1989	3	30108	N	N	135 S 363RD PL
021	113780	0410	1/17/03	\$385,000	2820	0	10	1988	3	25578	N	N	36203 2ND AV S
021	113780	0290	8/24/04	\$429,000	2980	0	10	1989	3	18720	N	N	176 S 361ST PL
021	113780	0280	4/18/03	\$335,000	3020	0	10	1988	3	18586	N	N	214 S 361ST PL
021	743680	0090	1/6/03	\$412,000	3150	0	10	2003	3	20351	N	N	620 SW 361ST ST
021	113780	0080	9/13/04	\$468,000	3220	0	10	1989	3	36755	N	N	151 S 363RD PL
021	743680	0060	1/8/04	\$445,000	3400	0	10	2004	3	19966	N	N	614 SW 361ST ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
021	743680	0010	8/14/03	\$441,363	3430	0	10	2003	3	18179	N	N	621 SW 361ST ST
021	570780	0030	1/29/04	\$385,000	3450	0	10	1991	3	16555	N	N	36619 2ND PL SW
021	743680	0030	9/22/03	\$443,000	3520	0	10	2003	3	18275	N	N	617 SW 361ST ST
021	743680	0070	6/25/03	\$466,115	3670	0	10	2003	3	20308	N	N	616 SW 361ST ST
021	743680	0050	9/16/03	\$449,613	3670	0	10	2003	3	18035	N	N	613 SW 361ST ST
021	113780	0060	4/21/03	\$445,000	4100	0	10	1990	3	34691	N	N	123 S 363RD PL
021	743680	0040	8/12/03	\$541,225	4470	0	10	2003	3	18289	N	N	768 SW 361ST ST

**Improved Sales Removed from this Annual Update Analysis**

**Area 54**

**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
018	010450	0490	6/10/04	\$69,000	QUIT CLAIM DEED;
018	010450	0840	9/15/03	\$81,370	NON-REPRESENTATIVE SALE DORRatio
018	010452	0060	9/2/03	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
018	010453	0070	12/2/03	\$51,781	QUIT CLAIM DEED
018	010454	0200	10/13/04	\$215,751	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
018	010455	0290	9/25/03	\$225,000	QUIT CLAIM DEED
018	010456	0230	9/18/03	\$264,950	RELOCATION - SALE TO SERVICE
018	010457	0250	11/8/04	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
018	010457	0540	2/20/03	\$220,000	NON-REPRESENTATIVE SALE
018	132140	0230	3/31/04	\$36,947	PARTIAL INTEREST (103, 102, Etc.)
018	132140	0570	2/6/03	\$190,200	RELOCATION - SALE TO SERVICE
018	132140	0600	12/4/03	\$74,516	QUIT CLAIM DEED DORRatio
018	132170	0300	4/6/04	\$53,328	QUIT CLAIM DEED
018	132170	0500	5/2/03	\$252,500	RELOCATION - SALE TO SERVICE
018	132170	0760	5/1/03	\$240,000	NON-REPRESENTATIVE SALE
018	132171	0080	2/6/03	\$249,000	RELOCATION - SALE TO SERVICE
018	132171	0360	5/24/04	\$257,000	RELOCATION - SALE BY SERVICE
018	132171	0360	4/3/04	\$257,000	RELOCATION - SALE TO SERVICE
018	132172	0240	12/27/04	\$200,272	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
018	132173	0410	9/14/04	\$282,500	RELOCATION - SALE BY SERVICE
018	132173	0410	9/8/04	\$282,500	RELOCATION - SALE TO SERVICE
018	132173	0500	3/18/03	\$43,985	PARTIAL INTEREST (103, 102, Etc.)
018	132173	0800	11/17/04	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
018	182104	9066	4/12/04	\$125,000	Percent Comp
018	182104	9067	4/14/04	\$135,000	Percent Comp
018	189545	0080	10/28/04	\$316,000	Percent Comp
018	189545	0170	9/22/04	\$318,400	Percent Comp
018	189545	0180	10/11/04	\$300,500	Percent Comp
018	189545	0200	2/6/04	\$240,380	NON-REPRESENTATIVE SALE
018	189545	0330	9/15/04	\$317,400	Percent Comp
018	192104	9018	5/26/04	\$200,000	no representation
018	666490	0450	12/3/04	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
018	666491	0280	10/11/03	\$52,259	QUIT CLAIM DEED DORRatio
018	729805	0240	4/19/04	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
018	729805	0270	11/20/03	\$287,000	NON-REPRESENTATIVE SALE
018	926490	0440	5/22/03	\$112,802	RELATED PARTY, FRIEND, OR NEIGHBOR
018	926490	1360	1/31/03	\$134,000	RELATED PARTY, FRIEND, OR NEIGHBOR
018	926490	2090	1/30/04	\$25,000	QUIT CLAIM DEED DORRatio
018	926490	2180	10/26/04	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR
018	926491	0160	5/10/04	\$250,000	RELOCATION - SALE BY SERVICE
018	926491	0160	4/25/04	\$250,000	RELOCATION - SALE TO SERVICE
018	926491	0270	4/23/04	\$365,000	Diagnostic Outlier
018	926491	0410	12/16/04	\$329,900	Percent Comp
018	926491	1550	11/10/03	\$55,600	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
018	926492	0210	7/22/03	\$191,000	QUIT CLAIM DEED

***Improved Sales Removed from this Annual Update Analysis***  
**Area 54**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
018	926492	0590	1/28/04	\$157,002	QUIT CLAIM DEED
018	926492	0710	2/23/04	\$231,000	RELOCATION - SALE BY SERVICE
018	926492	0710	1/27/04	\$231,000	RELOCATION - SALE TO SERVICE
018	926494	0770	6/17/03	\$190,000	NON-REPRESENTATIVE SALE
018	926495	0200	4/21/03	\$274,900	RELOCATION - SALE TO SERVICE
018	926495	0480	7/30/03	\$248,000	RELATED PARTY, FRIEND, OR NEIGHBOR
018	926495	0620	4/16/04	\$281,415	EXEMPT FROM EXCISE TAX
018	926496	0410	5/22/03	\$307,000	RELOCATION - SALE TO SERVICE
018	926496	0470	6/18/04	\$330,000	UnFinArea
018	926496	0760	2/9/04	\$276,950	QUIT CLAIM DEED
018	926496	0810	5/15/03	\$91,475	QUIT CLAIM DEED
021	066230	0010	9/30/03	\$365,000	RELOCATION - SALE TO SERVICE
021	066230	0080	3/21/03	\$240,000	NON-REPRESENTATIVE SALE
021	066231	0020	9/12/03	\$300,000	RELOCATION - SALE TO SERVICE
021	066231	0080	6/21/04	\$349,000	UnFinArea
021	066231	0510	3/22/04	\$292,626	QUIT CLAIM DEED
021	066231	0890	9/3/04	\$380,000	UnFinArea
021	113960	0170	6/9/04	\$264,506	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
021	113960	0170	12/14/04	\$259,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
021	132174	0670	7/10/03	\$280,000	RELOCATION - SALE TO SERVICE
021	218820	0545	1/27/04	\$1,272,004	ESTATE ADMINISTRATOR
021	218820	0545	7/23/03	\$159,888	MULTI-PARCEL SALE
021	218820	1900	12/19/03	\$141,000	NON-REPRESENTATIVE SALE
021	302104	9045	10/13/04	\$430,000	Diagnostic Outlier
021	306560	0290	9/17/03	\$10,000	QUIT CLAIM DEED
021	322104	9021	9/15/03	\$285,000	no representation
021	322104	9066	1/23/04	\$302,500	Diagnostic Outlier
021	322104	9101	5/24/03	\$228,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
021	440560	0110	12/24/03	\$56,540	QUIT CLAIM DEED
021	440560	0155	3/20/03	\$92,500	DORRatio
021	440560	0175	8/17/04	\$226,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
021	502860	0350	9/15/03	\$150,000	NON-REPRESENTATIVE SALE
021	502860	1600	3/18/03	\$160,000	NON-REPRESENTATIVE SALE
021	502860	2280	11/6/03	\$163,700	BANKRUPTCY - RECEIVER OR TRUSTEE
021	542242	0130	8/11/03	\$205,820	BANKRUPTCY - RECEIVER OR TRUSTEE
021	542242	0130	11/20/03	\$200,000	NON-REPRESENTATIVE SALE
021	542242	0150	1/14/04	\$216,600	BANKRUPTCY - RECEIVER OR TRUSTEE
021	542242	0680	6/15/04	\$182,830	QUIT CLAIM DEED
021	542242	0800	4/2/04	\$233,900	BANKRUPTCY - RECEIVER OR TRUSTEE
021	542242	0860	11/25/03	\$57,767	QUIT CLAIM DEED DORRatio
021	570780	0040	4/17/03	\$285,000	FORCED SALE
021	713780	0115	11/5/04	\$219,000	UnFinArea
021	713780	0175	2/7/03	\$160,000	DIVORCE
021	713780	0215	11/15/04	\$164,203	EXEMPT FROM EXCISE TAX
021	713780	0460	9/13/04	\$45,000	PrevImp<=10K

***Improved Sales Removed from this Annual Update Analysis***

**Area 54**

**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
021	768390	0100	11/12/04	\$415,000	PrevImp<=10K DORRatio
021	768390	0110	11/5/03	\$75,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
021	768390	0140	7/23/03	\$70,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
021	768390	0160	12/9/03	\$79,500	DORRatio
021	768390	0210	7/22/03	\$85,000	DORRatio
021	795620	0080	8/12/03	\$126,500	BANKRUPTCY - RECEIVER OR TRUSTEE
021	795620	0140	4/2/04	\$138,000	FORCED SALE
021	859490	0060	12/2/03	\$325,000	SELLING OR BUYING COSTS AFFECTING SALE PRICE
021	920200	0140	3/18/04	\$138,000	NON-REPRESENTATIVE SALE
021	926975	0640	10/13/04	\$235,500	QUIT CLAIM DEED

***Vacant Sales Used in this Annual Update Analysis***  
**Area 54**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
18	182104	9034	04/14/04	\$109,000	9490	N	N
18	182104	9065	04/13/04	\$101,000	7954	N	N
18	192104	9019	03/19/04	\$250,000	197326	N	N
21	113780	0500	07/14/04	\$122,475	37721	N	N
21	218820	0155	08/30/04	\$38,000	15000	N	N
21	218820	0445	05/24/04	\$28,500	16100	N	N
21	218820	0800	07/14/04	\$47,500	6000	N	N
21	218820	1740	05/29/03	\$53,000	12000	N	N
21	218820	2930	12/17/03	\$28,000	12000	N	N
21	218820	3335	06/17/04	\$35,000	18000	N	N
21	218820	3725	12/19/03	\$12,000	9000	N	N
21	252103	9003	07/08/04	\$500,000	300838	N	N
21	302104	9052	02/05/04	\$120,000	32184	N	N
21	302104	9075	03/26/04	\$75,000	47480	N	N
21	302104	9135	09/17/04	\$115,000	38885	N	N
21	440560	0203	02/24/03	\$92,500	9691	N	N
21	440561	0030	01/30/03	\$90,000	11855	N	N
21	713780	0295	04/16/04	\$65,000	9085	N	N
21	713780	0310	04/16/04	\$65,000	9690	N	N
21	713780	0310	08/25/04	\$99,950	9690	N	N
21	768390	0150	07/08/04	\$75,000	10450	N	N

***Vacant Sales Removed from this Annual Update Analysis***  
**Area 54**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
21	218820	1060	3/11/04	\$25,000	MULTI-PARCEL SALE
21	218820	1180	7/22/04	\$18,000	FORCED SALE
21	218820	4065	9/14/04	\$15,000	QUIT CLAIM DEED;
21	218820	4490	6/10/03	\$4,750	NON-REPRESENTATIVE SALE;
21	302104	9064	11/1/04	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN
21	302104	9155	2/5/04	\$5,000	FORCED SALE
21	322104	9131	3/10/04	\$20,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
21	383300	0005	6/30/03	\$570,442	GOVERNMENT AGENCY;
21	768390	0100	3/18/04	\$79,000	RELATED PARTY, FRIEND, OR NEIGHBOR;



**King County  
Department of Assessments**

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble  
Assessor**

**MEMORANDUM**

DATE:      January 31, 2005

TO:           Residential Appraisers

FROM:        Scott Noble, Assessor

SUBJECT:     2005 Revaluation for 2006 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr